



## Modern City Centre Office

2,622 Sq Ft (243.58 Sq M)

- Modern Office Suite within a Listed Building
- Excellent Transport Links - close to Supertram and Bus routes
- Low service charge



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## 2,622 Sq Ft (243.58 Sq M)

### Location

The subject property is located on High Street in Sheffield City Centre. This location benefits from excellent public transport links, with the Sheffield Supertram and numerous bus routes running directly outside on High Street and Church Street.

The main retail pitch of Fargate is located directly opposite. Numerous bars and restaurants are also located close by, including Kommune Food Hall, Orchard Square and Leopold Square.

Sheffield Train Station is located within a short walk, provided direct access to the national rail network.

### Description

Telegraph House is a grade II listed attractive mixed use building, with retail on the ground floor. The suite is well fitted out with the following specification:

- > LED Lighting
- > Glass partitioning
- > Self-contained male and female WC's
- > Air conditioning
- > Kitchen area
- > Door access system

### Accommodation

DESCRIPTION	SQ FT	SQ M
Part 1st Floor Left	2,622	243.58
<b>TOTAL</b>	<b>2,622 SQ FT</b>	<b>243.58 SQ M</b>

### Terms

Office available to rent on new lease terms to be agreed.

### VAT

All figures are quoted exclusive of VAT at the prevailing rate.

### EPC Rating

EPC Available upon request



### Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

### Legal Costs

Each party to bare their own legal costs in the transaction.

### Further Information

For further information please contact the sole agents CPP

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