



High Quality Office with Original Features Size 900 sq ft (83.6 sq m)

- Converted Former Mill Premises
- High Quality Office Accommodation & Shared Common Amenities
- Established Location Close to Sheffield Inner Ring Road
- Exposed Concrete & Brickwork, Sympathetically Restored

Modern, Open Plan Office – To Let

Size 900 sq ft (83.6 sq m)

Location

OXO House fronts Joiner Street, off Nursery Street, between the Riverside and Kelham Island areas of the city centre. This location has the benefit of being walking distance from all the major city centre amenities, as well as being extremely accessible by car and public transport. Sheffield train station is located just 0.5 miles to the south. Nursery Street itself leads directly onto Derek Dooley Way (A61), providing direct access onto the ring road, Meadowhall and also out to the M1 motorway.

The surrounding area has experienced a vast amount of both residential and commercial redevelopment. The location is very popular due to the historic significance of many of the buildings and the association with Sheffield's Steel industry.

There are now numerous amenities close by, including café's, many traditional 'real ale' public houses as well as several restaurants including The Milestone, Craft & Dough & Urban Quarter.

Description

The internal specification is like nothing else available on the market, with art-deco inspired finishes throughout, complementing the original, raw finishes, such as the exposed concrete beams and brickwork.

The premises benefit from the following specifications:

- Spacious entrance lobby
- Shared ground floor board room
- Video Conference facility
- Micro raised floor with CAT5 cabling in situ
- Kitchen area
- Private meeting room/office
- Private self-contained WC's
- Excellent natural light

Accommodation

The building comprises the following Net Internal Area (NIA):

Floor	Sq M	Sq Ft
GF Floor	83.6	900



Terms

The property is available to let by way of a new lease on terms to be agreed.

EPC Rating

Available upon request.

Legal Costs

Each party to bear their own legal costs incurred in any transaction.

VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.

Further Information

All enquires through the joint agents:

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Date of Particulars

May 2021



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