



## Ground Floor Commercial Units 1,378 Sq Ft (128.02 Sq M)

- Forming part of a major residential complex
- Prominent roadside location
- Suitable for a variety of uses



# Ground Floor Commercial Units

## 1,378 Sq Ft (128.02 Sq M)

### Location

The subject development is located between Sylvester Street and Mary Street, on the southern edge of the city centre. The site is situated in the Cultural Industries Quarter on the southern edge of Sheffield City Centre, close to the inner ring road.

The location is within easy walking distance of Sheffield Rail Station and Bus Interchange. Sheffield Hallam University's main campus is located close by to the north of the site, whilst the prime shopping areas of The Moor and all the services and facilities of the city centre are also close by.

The M1 Motorway is also easily accessible via Sheffield Parkway connecting the city with J33 to the East.

### Description

The subject properties comprises a ground floor commercial units, forming part of the high quality 'PLATFORM\_' Private Accommodation development.

The Sylvester House unit benefits from a prominent road position as well as having fully glazed frontage. It is currently in a 'shell condition' with capped off mains electricity, water and drainage, ready for any tenants fit out.

The Brook Point unit benefits from fully glazed frontage. It is currently in a 'shell condition' with capped off mains electricity, water and drainage, ready for any tenants fit out. Externally the unit benefits from a dedicated patio area.

### Accommodation

DESCRIPTION	SQ FT	SQ M
Sylvester House	1,378	128.02
<b>TOTAL</b>	<b>1,378 SQ FT</b>	<b>128.02 SQ M</b>

### Terms

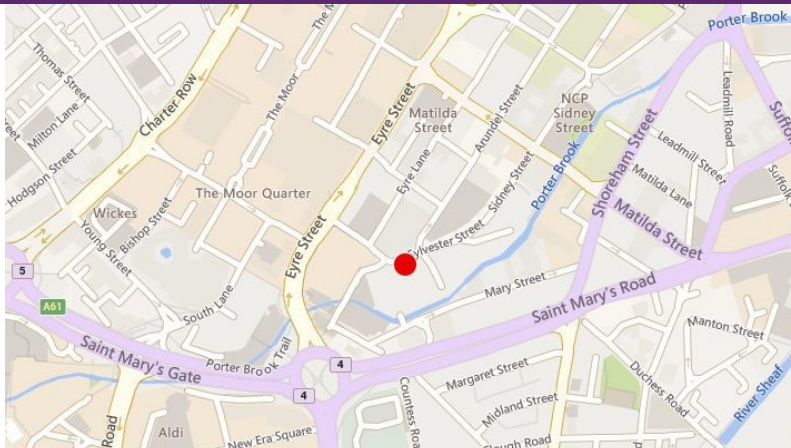
Available on new lease terms to be agreed.

### 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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