



2,350 Sq Ft (218.32 Sq M)

- Traditional style office accommodation
- Established business park location
- Fitted ready for immediate occupation

# 2,350 Sq Ft (218.32 Sq M)

### Location

The premises are situated within the established Omega Court development just off Cemetery Road. Cemetery Road can be accessed from both London Road and Ecclesall Road, which are main arterial routes from Sheffield City Centre out to the Southern Suburbs. Sheffield City Centre is situated approximately less than 1 mile from the premises.

### Description

The premises are situated within the established Omega Court development just off Cemetery Road. Cemetery Road can be accessed from both London Road and Ecclesall Road, which are main arterial routes from Sheffield City Centre out to the Southern Suburbs. Sheffield City Centre is situated approximately less than 1 mile from the premises.

Excellent nearby staff amenities are located on both Sharrowvale Road and Ecclesall Road. A number of bus routes also run along Ecclesall Road, providing excellent public transport links.

The subject demise comprises the Ground, 1st and 2nd floors of this 3 storey, terraced office.

### Accommodation

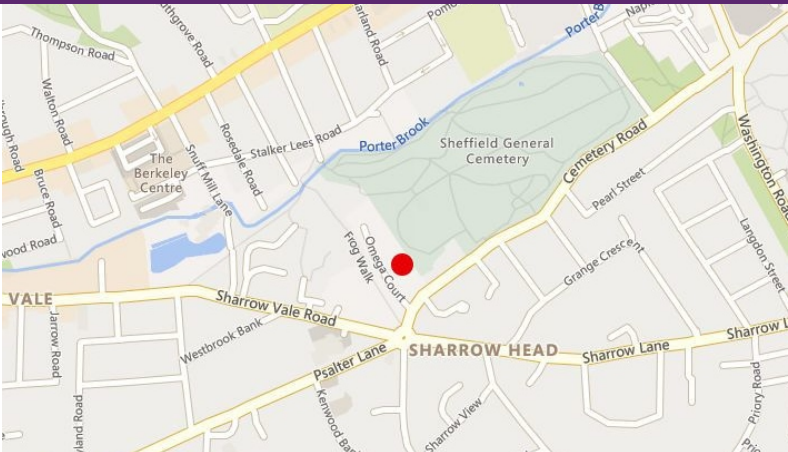
DESCRIPTION	SQ FT	SQ M
Ground Floor	805	74.78
First Floor	762	70.79
Second Floor	783	72.74
TOTAL	2,350 SQ FT	218.32 SQ M

### 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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