



## Traditional Self-Contained Office Suite 782 Sq Ft (72.65 Sq M)

- Traditional style office accommodation
- Established location
- Ready for immediate occupation

# Traditional Self-Contained Office Suite

## 782 Sq Ft (72.65 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.

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.

### Description

The accommodation comprises the second floor of this three storey, self contained building. The offices benefit from WC facilities on each floor.

The premises benefit from the following facilities/specification:

- Georgian style sash windows
- CAT5 cabling
- Suspended ceilings with recessed fluorescent lighting
- Full carpeting
- Gas central heating
- Plastered and painted walls
- Kitchen area

### Accommodation

DESCRIPTION	SQ FT	SQ M
2nd Floor	782	72.65
<b>TOTAL</b>	<b>782 SQ FT</b>	<b>72.65 SQ M</b>

### Terms

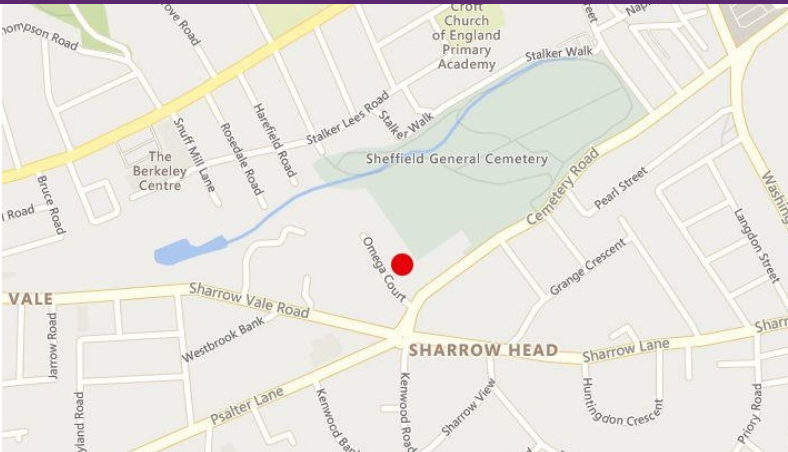
The premises are available to let by way of new lease on terms to be agreed.

### 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

Rob Darrington MRICS

T: 0114 270 9163

M: 07506 119 770

E: [rob@cpp.uk](mailto:rob@cpp.uk)

T:

M:

E: \_

June 2025



Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Commercial Property Partners (CPP) in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither CPP nor any other agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.