COMMERCIAL PROPERTY PARTNERS

For Sale / To Let
The Iron Works, Foley Street
Sheffield
S4 7YW

Self Contain Prominent Commercial Premises

8,753 Sq Ft (813.15 Sq M)

- High quality internal office specification
- Substantial private car parking area
- Highly accessible location

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Location
The site is located within Attercliffe, approximately 1 mile north east of Sheffield City Centre. Sheffield Park Way (A57) provides direct access to Junction 33 of the M1 Motorway, which is located just half a mile from the site.

The Property fronts Effingham Road at its junction with Foley Street. Access is via Effingham Road which leads either to the private parking area to the left, or round to the building into a shared access way to the right.

Description
This property comprises 3 storeys of modern, fitted offices, with expansive ground floor storage. Each floor features an open plan office suite with breakout rooms, a kitchenette and male and female WC's.

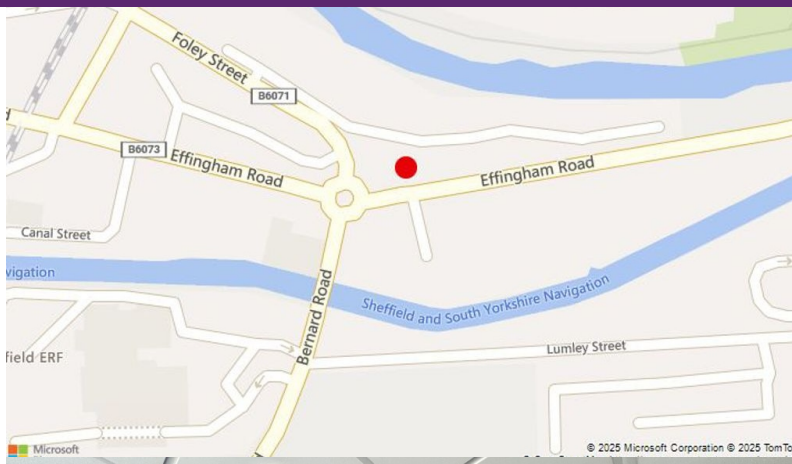
The property comprises the following specification:
- Raised access floors
- Air conditioning
- Anodized double glazing
- Suspended ceiling tiled system and lighting
- Fully self-contained DDA compliant building
- Internal kitchen and W.C. facilities plus shower facility
- Full security with 24 hour access available
- Lower Ground Floor storage areas
- Excellent car parking ratio

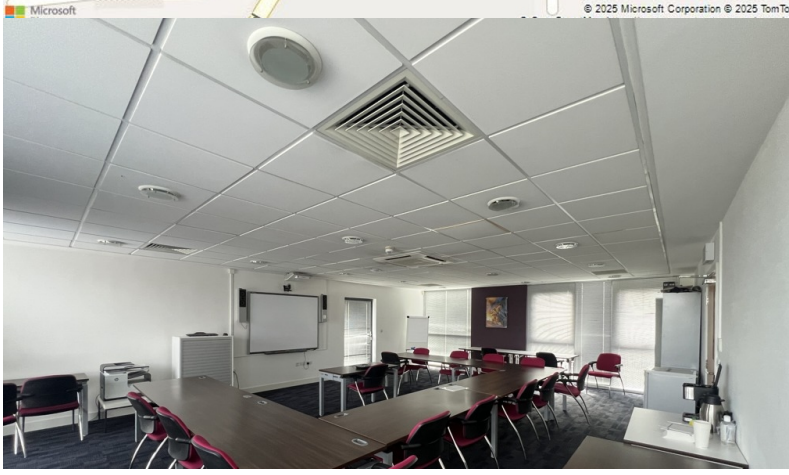
Accommodation

DESCRIPTION	SQ FT	SQ M
GF Storage	2,520	234.11
1st Floor Office	2,079	193.14
2nd Floor Office	2,077	192.95
3rd Floor Office	2,077	192.95
TOTAL	**8,753 SQ FT**	**813.15 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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