



Studio/Office Space in Sheffield City Centre 780 Sq Ft (72.46 Sq M)

- Unique, City Centre Workspace with Character
- Close to all transport links and amenities
- Available on a flexible basis or traditional lease terms

Studio/Office Space in Sheffield City Centre

780 Sq Ft (72.46 Sq M)

Location

The property is located in the heart of the Devonshire Quarter, with access from Carver Street which links Division Street with West Street. This location is popular for a variety of independent businesses creating a diverse mix of occupiers.

The location is well served by public transport, with numerous bus routes and Sheffield Supertram running along West Street and Sheffield Train Station being within a 10 minute walk.

Description

Office and studio space right in the middle of Sheffield's most diverse business quarter. The property offers unique, quirky and flexible workspace in the heart of the city centre, close to all major transport links and amenities.

The suite has recently been refurbished and provides the following specification:

- > LED Lighting
- > Perimeter Trunking
- > On-site Car Parking
- > Modern Reception Area

Accommodation

DESCRIPTION	SQ FT	SQ M
Offices - Part 1st Floor - Suite 2	780	72.46
Offices - Park of 1st Floor	996	92.53
Offices - 3rd Floor	4,692	435.89
TOTAL	780 SQ FT	72.46 SQ M

Terms

The suite is available on new annual lease terms at a quoting rent of £11.00psf and a service charge equating to £2.50psf.

VAT

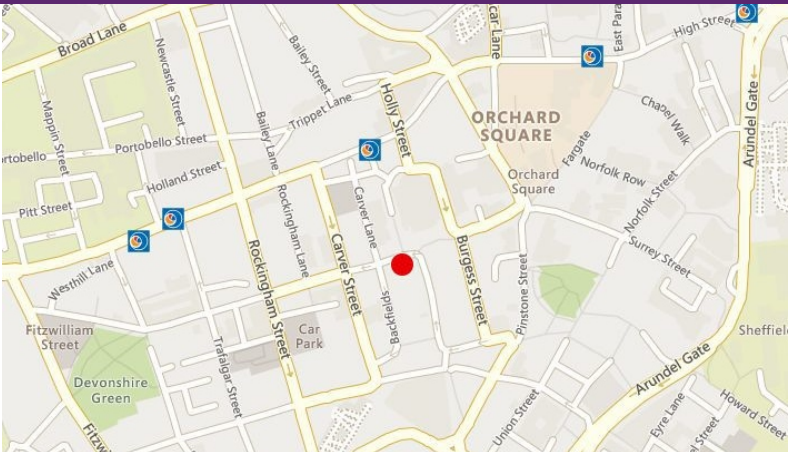
All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

Rateable Value available upon request.

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
T: _____
M: _____
E: _____

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COMMERCIAL PROPERTY PARTNERS

0114 273 8857

www.cpppartners.co.uk

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