



High Quality Office Space

1,570 - 3,114 Sq Ft (145.85 - 289.29 Sq M)

- Modern, self contained office suites
- Fully air conditioned
- Onsite car parking

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Location

The site is situated fronting Blackburn Road which is immediately off Junction 34 North of the M1 Motorway, close to Meadowhall and Meadowhall Transport Interchange. Blackburn Road runs parallel to the M1 leading to the Shiregreen and Ecclesfield suburbs of North Sheffield as well as providing direct access to the surround conurbations.

The surrounding location is a major commercial district within the Don Valley, with Meadowhall Shopping Centre situated within 0.5 miles south of the subject property and numerous industrial, logistic and office occupiers along the Sheffield and Rotherham corridor.

This site has unrivalled transport links, being adjacent to J34 of the M1 as well as a short walk from the train, tram and bus terminus's at Meadowhall Interchange.

Description

The property comprises a 2-storey office with accommodation across ground and first floor. Access to the building is via a double height fully glazed central reception area, leading to offices on the right hand side of the communal access core. The office benefits from the following specification:

- > LED lighting
- > Air conditioning
- > Passenger lift
- > Kitchen facility within each suite
- > 8 Car parking spaces

Accommodation

DESCRIPTION	SQ FT	SQ M
GF RHS	1,574	146.22
FF RHS	1,570	145.85
TOTAL	3,114 SQ FT	289.29 SQ M

Terms

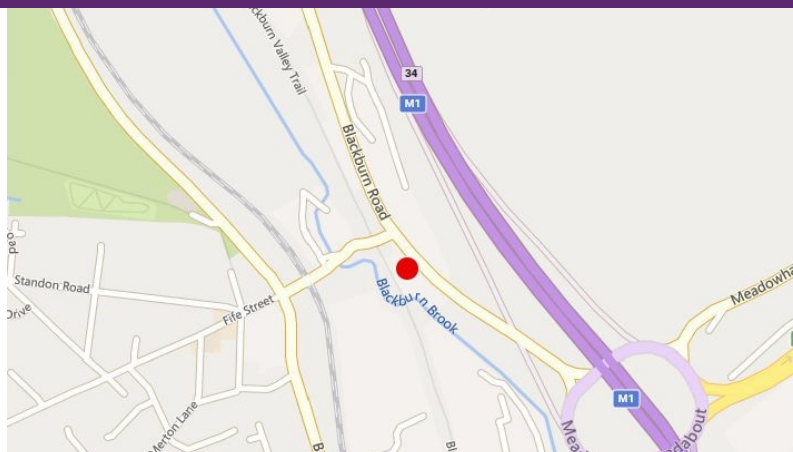
The suites are available either separately or as a whole by way of a new lease on terms to be agreed.

VAT

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

EPC Rating

The property has an EPC Rating of B.



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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