



COMMERCIAL PROPERTY PARTNERS

For Sale

41, Townhead Street

Sheffield

S1 2EB



## City Centre Freehold Opportunity

### 2,396 Sq Ft (222.59 Sq M)

- Self contained City centre office accommodation
- On site car parking
- Excellent local amenities

# City Centre Freehold Opportunity

## 2,396 Sq Ft (222.59 Sq M)

## Location

The premises are ideally situated within the heart of Sheffield City Centre on Townhead Street, connecting Broad Lane and High Street.

The location benefits from excellent access to public transport networks with a number of bus services and Supertram services running close by as well as the train station being within close proximity.

## Description

The property comprises a modern self contained three storey office building of brick construction set beneath a pitched slate roof. The accommodation occupies a prominent position fronting onto Townhead Street.

The office offers predominately open plan suites with the benefit of modern partitioning to provide smaller offices and meeting rooms.

The premises benefit from the following facilities/specification:

- > Male and Female WC's
- > Carpeting
- > Kitchette area
- > Suspended ceiling with recessed CATII lighting
- > 4 on site car parking spaces

## Accommodation

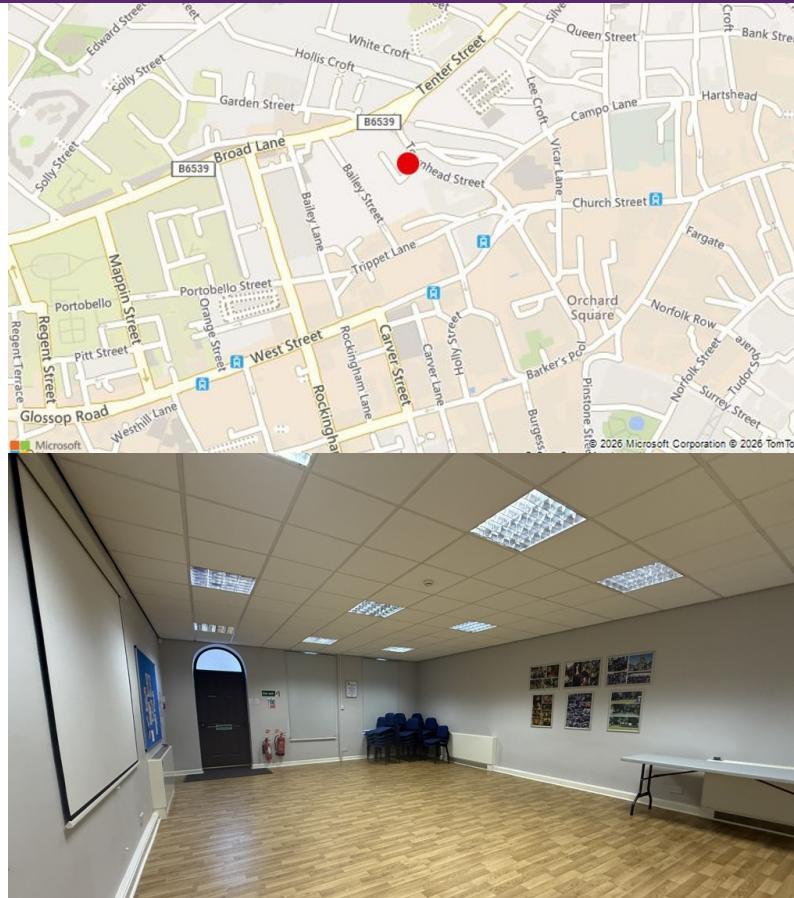
The property comprises 2,396 sq ft with accommodation over 3 levels.

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 bear their own legal costs in the transaction.

## Further Information

January 2026