



COMMERCIAL PROPERTY PARTNERS

For Sale / To Let  
Midland House, 2 Alfred Road  
Sheffield  
S9 2TZ



## Detached Office For Sale / To Let 2,548 Sq Ft (236.71 Sq M)

- Detached, Self-Contained Office
- High-quality Fit Out
- Secure Yard/Parking
- Solar and EV Charging

# Detached Office For Sale / To Let

## 2,548 Sq Ft (236.71 Sq M)

### Location

Midland House is located within the established Newhall area in Sheffield's Lower Don Valley, approximately 2 miles north-east of Sheffield City Centre. The property benefits from excellent road connectivity and prominence, with direct access to Brightside Lane and Newhall Road. Junction 34 of the M1 motorway lies approximately 2 miles to the north, providing convenient access to the national motorway network and facilitating connections to Leeds, Doncaster, Nottingham and the wider Yorkshire region.

### Description

The subject property comprises a converted two-storey, self-contained detached brick-built former public house, set within a secure site with dedicated yard/on-site parking. The property has undergone a major refurbishment and provides a high quality space including comfort cooling throughout.

The ground floor provides a reception area, together with an open plan workspace. A well-proportioned boardroom is positioned at ground level, in addition to modern welfare facilities including kitchen and WC / wash room accommodation.

At first floor level, the accommodation continues to provide a number of further offices, together with additional welfare facilities. Beneath the main accommodation is a large dry cellar for additional storage.

Externally, the secure yard provides parking provision with direct access into the building via a pedestrian door. The property further benefits from electric vehicle charging and rooftop solar panels.

### Accommodation

DESCRIPTION	SQ FT	SQ M
Ground Floor	1,415	131.45
First Floor	1,133	105.26
Cellar	1,030	95.69
<b>TOTAL</b>	<b>2,548 SQ FT</b>	<b>236.71 SQ M</b>

### Terms

Freehold to purchase quoting £325,000 + VAT  
To Let quoting £30,000 + VAT per annum

### Rateable Value

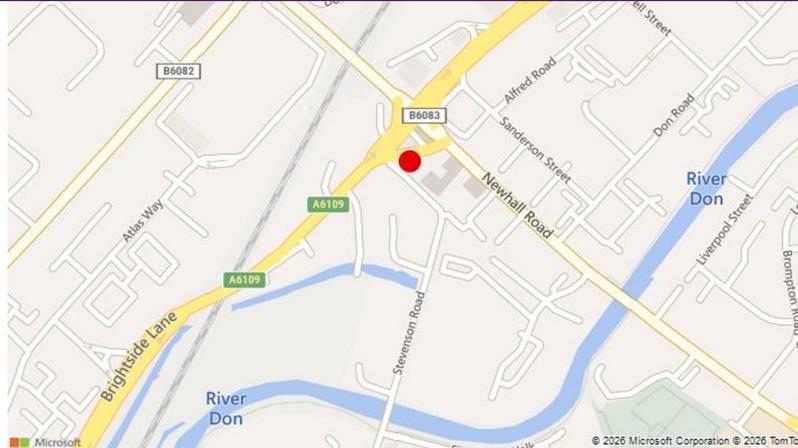
The VOA have the rateable value for the premises at £17,750 effective from April 2026. £8,520 payable based on a the standard UBR multiplier of £0.48 per £1.

### EPC Rating

EPC Available upon request



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.



### 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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