



## High Quality Modern Office with Character

### 4,641 Sq Ft (431.15 Sq M)

- Prime central location
- Close to all transport links and amenities
- Refurbished to a very high quality

# High Quality Modern Office with Character

## 4,641 Sq Ft (431.15 Sq M)

### Location

The premises is situated immediately off the prime Theatre area of Sheffield City Centre within the Sheffield entertainment and retail district. Tudor Square is accessed from Norfolk Street, which in turn leads onto Arundel Gate and the inner ring road.

Tudor Square is a city square that has considerable heritage, retaining many of its historic features, popular with a variety of occupiers and professional businesses.

Excellent staff amenities are located on the doorstep including the Crucible & Lyceum Theatres, the Winter Gardens and St Pauls Place, as well as being within close proximity to the main transport hubs of Arundel Gate, Sheffield Transport Interchange and the main.

### Description

The subject property comprises a semi-detached, Grade II Listed building, formally an art gallery in 1875, which was converted and restored in 1985 and subsequently again in 2002.

The available office is at second floor level, accessed directly from Norfolk Street into a shared stair well and lift lobby.

Internally the property has been modernised to provide a mix of open plan working areas, private offices, meeting rooms and staff amenities. The property also benefits from a feature window looking over the Crucible Theatre which provides ample natural light.

### Accommodation

DESCRIPTION	SQ FT	SQ M
Level 2	4,641	431.15
<b>TOTAL</b>	<b>4,641 SQ FT</b>	<b>431.15 SQ M</b>

### Terms

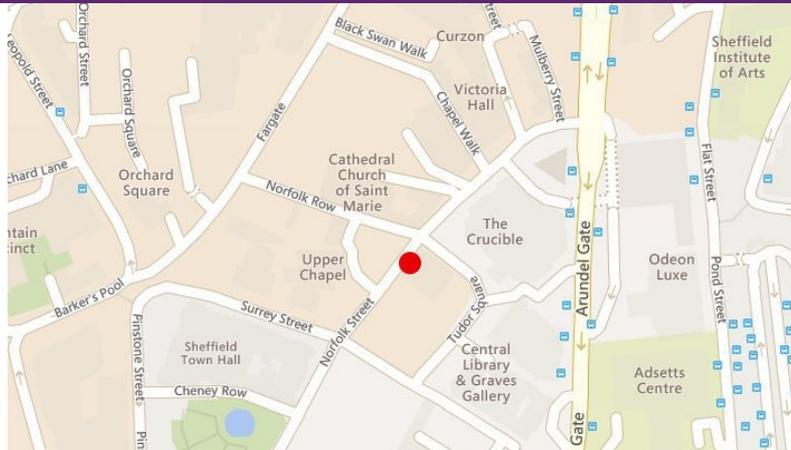
The office suite is available on new lease terms to be agreed at a quoting rent of £72,000 per annum.

### 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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