COMMERCIAL PROPERTY PARTNERS

To Let
Wards Exchange, Ecclesall Road
Sheffield
S11 8HW

Prime Office in Sought After Location

2,325 - 5,550 Sq Ft (215.99 - 515.6 Sq M)

- Well located office development
- High quality specification throughout
- On site car parking
- Close to various popular amenities

www.cppartners.co.uk

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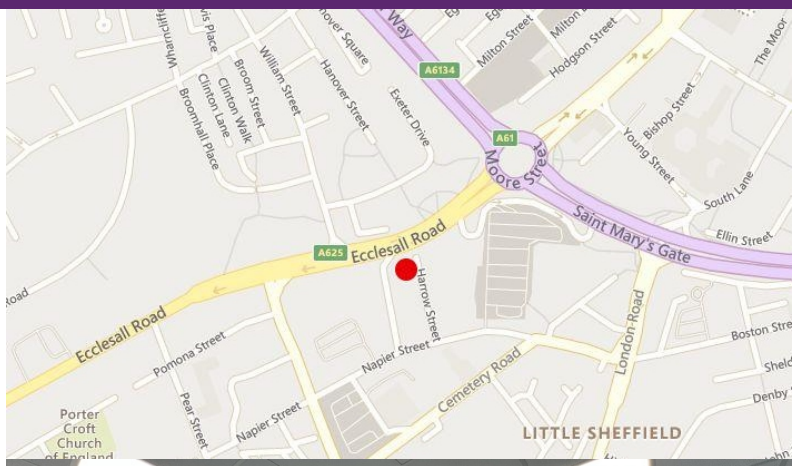
Location

The property is situated on Ecclesall Road, close to Sheffield's inner ring road. Ecclesall Road is a prime arterial route linking the city centre to the South Western Suburbs and then out to the Peak District National Park. Ecclesall Road has a vibrant mix of commercial, retail and leisure occupiers. The location is also well serviced via public transport links with numerous bus routes running very regular directly outside the property.



Description

Wards Exchange is a Grade A office comprising 31,250 sq ft, over 6 floors.

It is situated on the popular Ecclesall Road, close to Sheffield's inner ring road, providing excellent access to both the City Centre and to the South Western locations.

The office is built to a high standard and each suite benefits from the following specification:
> Full raised access floor
> VRV Air Conditioning
> Passenger Lift
> LED lighting
> Solar tinted double glazing
> On site, basement car parking
> Shower facility
> Male, female & disabled WC facilities on each floor

Accommodation

The following office suites are available:

Accommodation

DESCRIPTION	SQ FT	SQ M
5th Floor Unit 1	2,325	215.99
4th Floor Unit 2	3,225	299.6
TOTAL	**5,550 SQ FT**	**515.6 SQ M**

Terms

Each suite is available to rent on new lease terms to be agreed.

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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