COMMERCIAL PROPERTY PARTNERS

To Let
356 Omega Court, Cemetery Court
Sheffield
S11 8FT

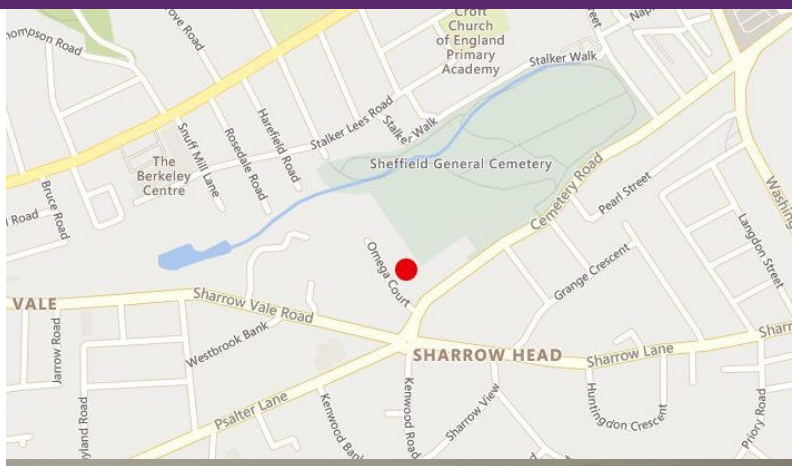


Traditional Self-Contained Office Suite

782 Sq Ft (72.65 Sq M)

- Traditional style office accommodation
- Established location
- Ready for immediate occupation

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Location
The premises are situated within the established Omega Court development just off Cemetery Road. Cemetery Road can be accessed from both London Road and Ecclesall Road, which are main arterial routes from Sheffield City Centre out to the Southern Suburbs. Sheffield City Centre is situated approximately less than 1 mile from the premises.

Excellent nearby staff amenities are located on both Sharrowvale Road and Ecclesall Road. A number of bus routes also run along Ecclesall Road, providing excellent public transport links.

Description
The accommodation comprises the second floor of this three storey, self contained building. The offices benefit from WC facilities on each floor.

The premises benefit from the following facilities/specification:
- Georgian style sash windows
- CAT5 cabling
- Suspended ceilings with recessed fluorescent lighting
- Full carpeting
- Gas central heating
- Plastered and painted walls
- Kitchen area

Accommodation

DESCRIPTION	SQ FT	SQ M
2nd Floor	782	72.65
TOTAL	**782 SQ FT**	**72.65 SQ M**

Terms
The premises are available to let by way of new lease on 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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