Wards Exchange, Ecclesall Road

SHEFFIELD, S11 8HW

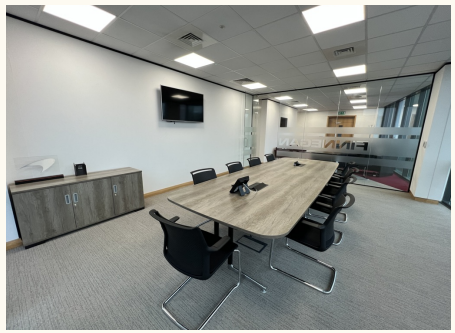
2,325 - 5,550 Sq Ft

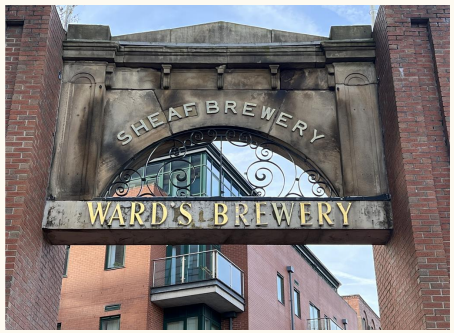
(215.99 - 515.6 Sq M)

QUOTING TERMS

£14 Per Sq Ft









Wards Exchange, Ecclesall Road
Sheffield, S11 8HW

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

ACCOMMODATION

Area	Sq M	Sq Ft
5th Floor Unit 1	215.99	2,325
4th Floor Unit 2	299.6	3,225

TERMS & INFORMATION

Terms

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

EPC Rating

EPC Available upon request

VAT

All figures are quoted exclusive of VAT at the prevailing rate.

Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding are required from any purchaser or lessee.

Further Information

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