



Ground Floor Offices

St Marys Court, St Marys Gate, Sheffield, S2 4AN

To Let

- Prominent ground floor offices to let
- Fully refurbished, including comfort cooling
- Ring road location, with fantastic links to both city centre and south west of the City
- Excellent local amenities and public transport
- Available to let on a new lease

0114 272 9750

Fountain Precinct, 7th Floor Balm Green, Sheffield, S1 2JA
email: sheffield@knightfrank.com

Location

The property is well located, fronting the inner ring road, to the South Western edge of the city, in a vibrant location.

The property can be approached from St Marys Gate, turning on to St Mary's Road, turning first left on to Mary Street, heading towards the Decathlon store. The entrance to the car park is them immediately on your left hand side.

Nearby amenities include Waitrose Supermarket, Bramall Lane Football Stadium, Sheffield Hallam University and is within a short walk of The Moor retail area, with new The Light Cinema, Primark and new HSBC Headquarters building at the old Grosvenor Hotel site.

This area offers good public transport access, close to main bus routes and within 10-15 minute walk of the main rail station.

Description

St Marys Court comprises a three storey office building, the upper two floors are let and occupied to Tribal Education.



The ground floor has recently been fully refurbished to provide flexible open plan accommodation and benefits from the following specification:-

- Perimeter trunking
- Carpeted
- Double glazed windows
- Suspended ceilings with LED lighting
- Comfort cooling
- Toilet and kitchen facilities

Externally, there is car parking for 2 cars on site and cycle parking.

Accommodation

Description	Sq M	Sq Ft
Ground Floor	467	5,029

Terms / Availability

The property is available to let on a new lease at a rental of £13.50 per sq ft per annum exclusive.

EPC

D80.

Viewing & Further Information

Please contact sole agents:-

Peter Whiteley / Ben White
Knight Frank
Tel – 0114 2729750
peter.whiteley@knightfrank.com /
ben.white@knightfrank.com

Brochure: July 2018
Photographs: June 2018

Important Notice

- 1. Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP 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 Knight Frank LLP nor any joint 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 consent 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.
- 4. VAT:** The VAT position relating to the property may change without notice.

Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London W1U 8AN, where you may look at a list of members' names.