



Detached Two Storey Office Building

1 – 4 Jessops Riverside, 300 Brightside Lane, Sheffield,
S9 2RX

For Sale

- Comprising a total of 10,168 sq ft (944.68 sq m)
- Self contained detached 2 storey office building
- Located within the well-established Meadowhall area
- Well located close to the Junction 34 of the M1 motorway network
- Previously occupied by Helen of Troy
- Quoting £1,275,000 exclusive for the Long Leasehold

+44 114 2729750

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

Location

The property is situated on the established Jessops Riverside, located to the Meadowhall area of Sheffield, on the periphery of the city centre which is some 4 miles in distance.

The property fronts Meadowhall Road (A6109), one of the main arterial routes in and out of Sheffield city centre, having extremely good connectivity to Junction 34 of the M1 motorway network and onwards.

A number of amenities are located close by within Meadowhall Shopping Centre.

Description

The property provides a detached standalone two storey office building having a modern glazed reception area with lift and stair access to upper floors.

The ground floor provides a predominantly open plan office having raised access floors, suspended ceiling and a number of cellular offices.

There are also WC provisions, kitchen and break out area to ground floor.

Stairs and lift provide access to the first floor having further WC's and open plan cellular office space.

Externally there is landscaping to the front and a car park providing 37 car parking spaces.

Terms

The property is available by way of a long leasehold purchase, with offers invited in the region of £1,275,000 exclusive.

Business Rates

The property has the following rateable value:-

£76,500

EPC Rating

Please contact the agents for further information.

VAT

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

Legal Costs

Each party to be responsible for their own costs incurred in any transaction.

Viewing & Further Information

Please contact the sole agents:-

Ben White
Knight Frank LLP

0114 2729750
07467 912623
Ben.white@knightfrank.com

Brochure: December 2019

Images: December 2019

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