

TO LET

CPR COMMERCIAL
PROPERTY
ROTHERHAM

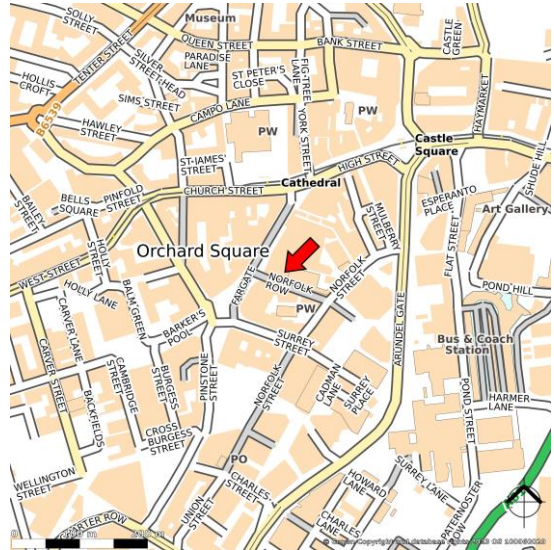


Third Floor Offices with passenger lift access.

Third Floor, Norfolk Chambers, 9-11 Norfolk Row, Sheffield, S1 2PA.

Location

The subject property occupies a desirable location within the heart Sheffield City Centre on Norfolk Row, which provides a link between the busy pedestrianised prime retail area of Fargate and Norfolk Street. The Lyceum and Crucible Theatres are situated close by within the attractive Tudor Square. There are plenty of parking opportunities offering both short and long stay, with the NCP multi-storey car park situated on the nearby Arundel Gate, together with short stay parking available on Surrey Street.



Description

The accommodation comprises of generally open-plan offices being situated at third floor level within an attractive four-storey modern brick office building. Access is via a ground floor communal entrance door directly off Norfolk Row. The accommodation benefits from lift access, carpeted floors, a suspended ceiling incorporating LED lighting, gas-fired central heating, and an intercom linked to the ground floor entrance door. There is a small kitchenette situated to the rear of the accommodation, together separate gender toilet facilities and a disabled toilet.

Accommodation

Approximate net internal floor areas:

Demise	ft ²	m ²
Third Floor	1,472	136.75
Total	1,472	136.75









— Rating Assessment

We have consulted the Valuation Office Agency and understand that the whole building has a rateable value of £11,000, listed as “Offices & Premises”.

Please note that this figure does not constitute the business rates payable.

— Energy Performance Certificate

The property has an Energy Performance Certificate (EPC) Rating of 76 (Band D). A copy of the EPC is available online or on request.

— Fixtures & Fittings

Neither CPR, nor their clients, can offer any form of warranty as to working order of any fixtures and fittings referred to, or suitability / capacity for any particular purpose. An incoming Tenant / purchaser must satisfy themselves in this regard prior to entering into any legal or financial commitment.

— Service Charge

A service charge is payable which includes central heating together with the maintenance and cleaning of the common parts.

— Services

Mains gas, electricity, water and drainage are understood to be supplied and connected. None of the services have however been tested by Commercial Property Rotherham. We would recommend all interested parties to satisfy themselves as to the suitability and capacity of all mains services prior to entering in to any legal or financial commitment.

— Terms

The accommodation is available by way of a new Lease at an initial rental of £16,500 p.a.



For further information please contact:

Neil Keally

01709 721706

commercialpropertyrotherham.com



Nothing in this brochure may be taken as offering any warranty as to the existence, suitability, adequacy or serviceability of any mains or other service, central heating installation, fixture or fitting, plumbing or wiring installation, security system, remedial or treatment work. Measurements are taken by a Disto laser measuring device. We would suggest that Purchasers or Tenants satisfy themselves as to their accuracy prior to purchase or entering into a Lease.

Prices quoted are exclusive of VAT but may be subject to VAT.

The Money Laundering Regulations currently place a legal requirement on a prospective purchaser to provide two acceptable forms of I.D

Messrs. Commercial Property Rotherham for themselves and for vendors and lessors of this property whose agents are given notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessee's and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for us and occupation, and other details are given without responsibility and any intending purchasers or tenant's should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs. Commercial Property Rotherham has the authority to make or give any representation or warranty in relation to this property.

Director: N.A.Keally BSc (Hons) MRICS

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Registered Office Address: The Old Grammar School, 13 Moorgate Road, Rotherham, S60 2EN.

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