



**KnightFrank.com**



**Low Rent of £7.50 per sq ft**

**Self Contained Two Storey Offices**

**Unit 9, 12 O'Clock Court, Attercliffe Road, Sheffield, S4 7WW**

**For Sale / To Let**

- 1,553 sq. ft. (144.27 sq. m) – 3,102 sq. ft. (288.17 sq. m)
- Refurbished office accommodation over two floors
- Ideally situated on the edge of Sheffield city centre
- Easy access to the M1 motorway at Junctions 33 and 34
- 9 on site car parking spaces
- Competitive pricing

Sale: £200,000 exclusive

Rent £7.50 per sq. ft. per annum exclusive

**0114 272 9750**

Fountain Precinct, 7th Floor Balm Green, Sheffield, S1 2JA  
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## Location

12 O'Clock Court is ideally situated at the junction of Savile Street (A6109) and Attercliffe Road (A6178), less than one mile north-east of Sheffield city centre.

Savile Street provides direct access to the M1 motorway at Junction 34 less than 3 miles away.

The surrounding area is an established commercial location, home to a mixture of occupiers. In addition the new Tesco Extra food store has recently opened directly opposite.

## Description

The available accommodation comprises a self-contained office arranged over two floors which is currently undergoing extensive refurbishment.

The premises will include the following:-

- Suspended ceiling with recessed lighting
- Gas fired central heating
- Perimeter trunking
- Double glazed windows
- WC facilities
- Fully fitted kitchen to ground floor
- Kitchenette to first floor
- Carpeting throughout
- 9 car parking spaces

## Accommodation

From the areas provided, we understand that the accommodation provides the following net internal floor areas:-

Description	Sq Ft	Sq M
Ground Floor	1,553	144.27
First Floor	1,549	143.90
<b>Total</b>	<b>3,102</b>	<b>288.17</b>

## Terms

The accommodation is available by way of a long leasehold sale or is available to let on a new lease for a number of years to be agreed.

## Sale Price

The accommodation is available for sale at a price of £200,000 exclusive.

## Rent

The accommodation is available to let at a commencing rent of £7.50 per sq. ft. (£23,250 per annum exclusive).

## Business Rates

We understand the rateable value is £20,500 therefore rates payable will be circa £10,000 per annum. Interest parties are advised to make their own enquiries with Sheffield Council

## Estate Charge

There will be an estate charge to cover the management and maintenance of the common parts of the estate.

## VAT

All figures quoted are subject to VAT at the prevailing rate applicable.

## Legal Costs

Each party to bear their own legal costs incurred in any transaction.

## Important Notice

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## Anti-Money Laundering Regulation

In accordance with Anti Money Laundering Regulations, evidence of identity and the source of funding will be required from the successful purchaser prior to instructing solicitors. Further information is available on request.

## Energy Performance Certificate

The property has the following EPC rating:

B50

## Viewing & Further Information

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