



## High Quality, Modern Office Property Size 2,833 – 10,537 sq ft (263 – 979 sq m)

- Exceptional On Site Car Parking
- Fully Air Conditioned
- Excellent Road Links
- 24 Hour On Site Security

# High Quality, Modern Office Property – To Let

## Size 2,833 – 10,537 sq ft (263 – 979 sq m)

### Location

The subject premises are situated on Kettlebridge Road, immediately off Parkway Avenue and Sheffield Parkway, which is the main arterial route from Sheffield City Centre, out to J33 of the M1 Motorway.

Sheffield City Centre is located 2 miles to the East. Junction 33 of the M1 is within 5 miles to the West. Meadowhall is located 3 miles to the North.

### Description

The property comprises a modern office building, situated within a private multi-tenanted estate. The property has accommodation over three levels and is accessed via a shared reception area.

The property has recently undergone a substantial refurbishment and includes:

- Air conditioning
- Open Plan working environments
- Perimeter trunking
- Modern toilet facilities on all floors
- Staff showers
- Solar tinted double glazing
- Intruder and Fire alarm
- 24 hour on site security

### Accommodation

AREA	SQ FT	SQ M
GF Right Wing	2,833	263.2
1 <sup>st</sup> Floor Central Wing	3,679	341.8
1 <sup>st</sup> & 2 <sup>nd</sup> Floor Right Wing	4,025	373.9
<b>TOTAL</b>	<b>10,537 sq ft</b>	<b>978.9 sq m</b>

### Terms

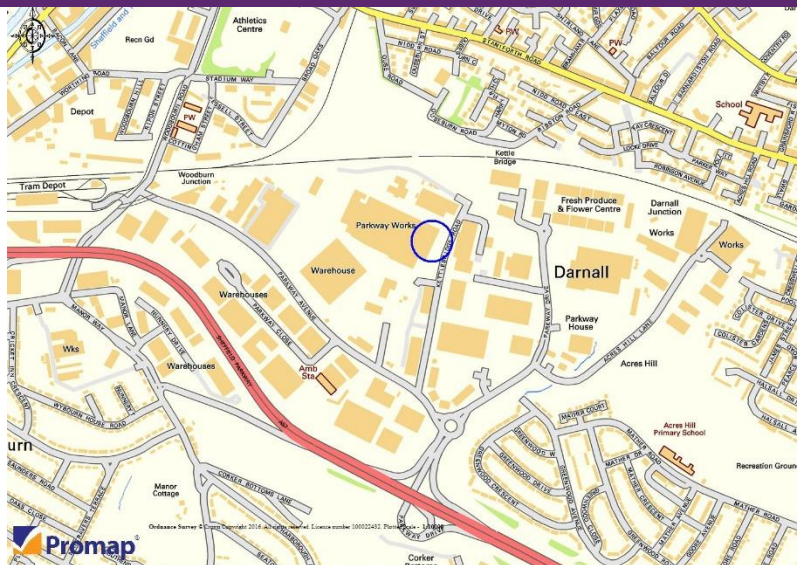
The suites are available to let by way of a new lease on terms to be agreed, either as a whole or on a suite by suite basis.

### EPC Rating

Available upon request.

### Rateable Value

Occupiers are advised to make their own enquires with regard to the Rateable Value of the property. Further details can be found [HERE](#).



### VAT

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

### Further Information

For further information, please contact Rob Darrington (rob@cpartners.co.uk)

### Date of Particulars

April 2016



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