



For Sale/ To Let

Upon the Instructions of the Fixed
Charge Receivers

VIEWINGS

Strictly by appointment only

Landwood Group, 4 Queen Street, Leeds,
LS1 2TW

Date of particulars -February 2016

89 Green Lane, Ecclesfield, Sheffield, S35 9WY

- Freehold detached office
- 10,393 sq ft (965 sq m)
- Vacant possession
- Located approximately 1 km from the M1 (J 35)
- Good specification

0113 403 2010

Email: harry.finney@landwoodgroup.com

Landwood Group
4 Queen Street
Leeds
LS1 2TW

T — 0113 403 2010
F — 0113 403 2050
W — www.landwoodgroup.com

Regulated by RICS

Landwood Group is a trading name of Landwood Commercial (Manchester) Limited a company registered in the United Kingdom under company number: 06655681. Registered Office: South Central, 11 Peter Street, Manchester M2 5QR. A list of directors is available at the registered office. VAT Reg Number: 939390681

LOCATION

The property is located on Green Lane within the Borough of Ecclesfield and approximately 6 kms to the north of Sheffield city centre. The M1 motorway is located approximately 1 km to the east via junction 35 and is accessed approximately 4km south of the property via junction 34 by Meadowhall shopping centre. The immediate vicinity comprises a mixture of residential properties and light industrial users.



DESCRIPTION

The property comprises a detached three storey office building of blockwork construction underneath a pitched profile metal roof.

Internally, the property provides office accommodation over three floors with passenger lift access to all floors, as well as kitchen facilities on each floor with WCs to the first and second floors.

The property sits within a plot measuring 0.34 acres and has the benefit of approximately 32 parking spaces.

Specification:

- Air Conditioning
- Raised access floors
- Suspended ceilings
- Florescent grid lighting
- Passenger lift

ACCOMMODATION

	Sq ft	Sq m
Ground floor	3,532	328.1
First floor	3,421	317.8
Second floor	3,440	319.6
Total NIA	10,393	965.5

TENURE

The property is held on freehold title SYK93361.

PRICE

Offers are invited for the freehold interest, alternatively the premises are available to let by way of a new FRI lease(s), for a term to be agreed on a part or whole basis.

VIEWING

Strictly by prior appointment with Landwood Group.

Contact- Harry Finney - 0113 403 2010

e-mail: harry.finney@landwoodgroup.com

LEGAL COSTS

Each party will be responsible for their own legal costs.

VAT

All figures quoted are exclusive, but may be liable to VAT.

EPC

The property has an EPC rating of 'D'. An EPC is available on request.

IMPORTANT NOTICE

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