



### Self Contained Offices

Unit 5, Metis Building, Scotland Street, Sheffield, S3 7AT

### To Let

- Comprising a total of circa 3,000 sq ft (278.71 sq m)
- Providing versatile open plan accommodation
- Having separate meeting room and kitchen provision
- Centrally located
- Lease assignment, expiring December 2019

**0114 272 9750**

Fountain Precinct, 7th Floor Balm Green, Sheffield, S1 2JA  
email: [sheffield@knightfrank.com](mailto:sheffield@knightfrank.com)

## Location

The property is well located within Sheffield City Centre, being in close proximity to the amenities offered, including the Hamilton by Hilton Hotel and the Macro Pierre White restaurant to ground floor, Co-op supermarket in addition to a number of developments ongoing within the locality.

In addition, the amenities of the City Centre are within a short walk.

The property also provides good connectivity to the road network, having the A61 (Sheffield Ring Road) easily accessible, which provides good connectivity to the motorway network at Junction 33 and 34 of the M1 closeby.

In addition are a number of bus routes and the Supertram network closeby.

## Description

The property provides a self contained office suite to Ground Floor, having double door access from Scotland Street, to an entry lobby. Doors then provide onward access within the open plan accommodation, having a meeting room, server rooms and kitchen, with self contained WCs.

There are a number of car parking spaces on a pay and display basis immediate outside the premises, in addition to a Q Park very closeby within the adjacent building, Velocity.

## Accommodation

We understand that the property provides a Net Internal Area of circa 3,000 sq ft. (278.71 sq m)

## Tenure

The existing tenant's lease is available for assignment or sub-let, having an expiry of 1 December 2019.

The annual passing shall be £30,000 plus VAT.

## Service Charge

The annual service charge budget for 2018 is running in the region of £5,000 exclusive.

## Legal Costs

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

## VAT

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

## Viewing & Further Information

Please contact:

Ben White – Knight Frank  
Tel – 0114 2729750  
[Ben.white@knightfrank.com](mailto:Ben.white@knightfrank.com)

Brochure: 13 March 2018

Photograph: March 2018

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