



### Offices To Let

## Suite 6E, The Balance, Pinfold Street, Sheffield, S1 2GU

- Comprising a total of 1,700 sq ft (157.93 sq m)
- Quality accommodation in a prestigious central location
- Open plan office with separate meeting room in-situ
- A number of proposed amenities on site including showers and changing areas
- Available by way of a new lease on terms to be agreed
- Immediately available

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## Location

The Balance is located within the heart of Sheffield city centre, being located on the corner of Trippet Lane and Townhead Street.

There are a number of tram stops at West Street, City Hall and The Cathedral all within a 2 minute walk and Sheffield mainline train station also within a 10 minute walk.

The M1 at Junction 33 is also easily accessed via Sheffield Parkway which is only a 10 minute drive.

The Balance is extremely well located within an established office location and as such benefits from being within easy walking distance to a number of eating, drinking and green spaces within the city centre.

## Description

The available accommodation is on the 6<sup>th</sup> floor and provides an open plan office having a separate meeting room, shared kitchen facilities and a manned reception at ground floor.

## Accommodation

Suite 6E provides an office of circa 1,700 sq ft.

## Terms

The property is available by way of a new lease direct from the landlord on terms to be agreed.

The quoting rent is £16.50 per sq ft per annum exclusive.

## Car Parking

Car parking is available at 1 space per 1,000 sq ft at an additional cost of £1,500 per space per annum exclusive.

## Service Charge

There will be a service charge payable for the management and maintenance of the common parts.

## EPC

Please contact the agents for further information.

## Business Rates

The property has the following rateable value:-

£19,500

## Legal Costs

Each party to pay their own costs incurred in any transaction.

## Viewing & Further Information

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Photographs: 2019

## Important Notice

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