



Brownill Vickers

A Company of Values Since 1884



To Let Office Premises

Asking rental

£18,500 pa

164 sq. m. (1,768 sq. ft.)

Call: 0114 2903306

Email: robin.curtis@brownillvickers.com

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Moor Oaks Lodge

6 Moor Oaks Road
Broomhill, Sheffield,

S10 2SE

The property is superbly located within Broomhill, just off the A57, being situated close to Sheffield's central hospitals and Sheffield University

- Private and open plan offices
- Onsite and street car parking
- Convenient Location



A company of values. Est 1884

Licensed & Leisure | Commercial | Residential

Description

The premises consist of a period office building which is suitable for a variety of professional occupiers. The premises are of traditional construction with dressed stonework under a natural slate roof.

The premises are arranged to provide a number of private and open plan offices with gas central heating and ceiling mounted lighting. There are attractive staff facilities.

There are two on site car parking spaces with further parking available to surrounding streets on a permit basis.

Location

The property is superbly located in Broomhill, one of Sheffield's most popular suburban locations. Over recent years numerous commercial and professional organisations have established offices in the area.

The property stands just off the A57 which is a busy arterial route allowing excellent road communications. Whitham Road is also regularly served by public transport.

The property is close to a small parade of shops which includes Richer Sounds. Sheffield's central teaching hospitals are close as is The Sheffield University.

Broomhill is approximately 1 mile from Sheffield City Centre. Therefore the property is in an ideal position to take advantage of City Centre amenities with a suburban location.

Brownill Vickers represents a multi-faceted firm of Chartered Surveyors, Valuers and Property Agents. The practice focuses on providing agency, investment and transactional expertise as well as lease advisory, real estate management and valuation services across all property sectors. Niche specialist advisors to the Licensed and Leisure Industries.

Accommodation

The accommodation extends to approximately 164 sq. m. (1,768 sq. ft.) and provides the following internal areas:-

Ground Floor- 62 Sq M (665 Sq Ft)

Offices

Shower room and WC

First Floor- 56 Sq M (605 Sq Ft)

Offices

Kitchenette

Staff WC

Second Floor- 46 Sq M (498 Sq Ft)

Office & File storage

Business Rates

The premises have a rateable value of £13,250 as at 1st April 2017. The rates payable is a proportion of this amount.

Energy Performance Certificate

An EPC is in the process of being prepared.

Asking Terms

The property is available on a new lease basis on terms to be agreed at an asking rental of £18,500 pa.

Viewing

Please contact Robin Curtis for further information on 0114 290 3306 or email: robin.curtis@brownillvickers.com.

Viewing is by prior appointment only. June 2019

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