



Office Premises

Unit 1 Hayland Street, Meadowhall Road, Sheffield, S9 1BY

To Let

- Comprising 3,194 sq ft - 6,456 sq ft (296.69 sq m - 599.71 sq m)
- Self contained detached two storey office building
- Extremely well located fronting Meadowhall Road
- Easy access to both Sheffield City Centre and Junction 34 of the M1 Motorway
- A number of amenities close-by including Meadowhall Shopping Centre
- Immediately available

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Location

The property is situated within the Meadowhall area of Sheffield, some 3 miles in distance from Sheffield city centre.

Fronting Meadowhall Road, the property is extremely well located to take advantage of both the M1 motorway network at Junction 34 in close proximity, providing onward connectivity to the remainder of the region, yet also easily accessible to Sheffield and Rotherham centres.

Meadowhall Shopping Centre is also within close proximity having a number of amenities, in addition there is Meadowhall Interchange providing bus, tram and train connection being within easy walking distance.

Description

The property provides a two storey detached office building with specification including:-

- Raised access floors
- Carpeting
- Painted walls
- Suspended ceiling having some air conditioning
- Gas fire central heating system

A reception area provides access to WC's and a mixture of cellular and open plan office accommodation at both ground and first floor.

Externally there is a car park providing circa 18 car parking spaces in addition to the on street parking that is available close-by.

Accommodation

The property provides the following Net Internal Areas:

Description	Sq ft	Sq ft
Ground Floor	3,262	303.02
First Floor	3,194	296.69
Total	6,456	599.71

Terms

The property is available by way of a new lease for a number of years to be agreed at a quoting rent of £12.50 per sq ft per annum exclusive, either as a whole or on a floor by floor basis.

Energy Performance Certification

D - 98

Business Rates

The property has the following rateable value:-

£52,500.

VAT

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

Legal Costs

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

Important Notice

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Viewing & Further Information

For further information or to view the premises
please contact the sole agent:-

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Brochure: 2 May 2019
Photographs: May 2019

