

THE MEGACENTRE BERNARD ROAD, SHEFFIELD, S2 5BQ

For Sale (May Let)

- ◆ Detached property with profile on to Sheffield Parkway
- ◆ 55,029 sq ft (5,112 sq m)
- ◆ On a site of 0.936 acres (0.379 hectares)
- ◆ Most recently used as a Community Centre (with conferencing facilities, children's play centre and nursery)
- ◆ Suitable for a variety of uses, subject to planning



Location

The Megacentre fronts on to Bernard Road (B6071), which is ideally located offering a prominent position, visible from the A57 Sheffield Parkway.

The site is well placed, benefiting from easy access to the A57 Sheffield Parkway, the main arterial route into Sheffield, providing direct access out to Junction 33 of the M1 Motorway and also into Sheffield City Centre. Directly opposite the site is Nunnery Drive Park & Ride, where there are a number of Supertrams serving the region.

Description

The premises comprise a former tool manufacturing property, which has been converted over recent years.

The premises provide a detached building of brick construction and arranged over three floors.

The premises are currently used as a meeting and conference facility and is also home to a childrens nursery and playcentre. The accommodation could be suitable for a variety of alternative uses, dependant upon the requirement of an incoming occupier / purchase.

Broadly, the accommodation comprises the following:-

Ground Floor

- ◆ Reception / entrance area
- ◆ Megakidz - Play Centre and Cafe
- ◆ MegaNursery

Mezzanine Floor

- ◆ Large break out area
- ◆ Ancillary kitchenette and seating area

Lower Ground Floor

- ◆ Main reception / break out area
- ◆ 800 seat auditorium
- ◆ Cafe facility
- ◆ 250 seat conference facility
- ◆ Stores

First Floor

- ◆ Conference rooms
- ◆ Private offices
- ◆ Break out area
- ◆ Conference catering facility
- ◆ Outdoor area for Nursery

External

The premises have the benefit of 35 marked car parking spaces to the front of the site.

Areas

From the measurements provided, we understand that the accommodation provides the following gross internal floor area:-

Area	Sq M	Sq Ft
Lower Ground Floor	2,268	24,417
Mezzanine	83	895
Upper Ground Floor	1,480	13,939
First Floor	1,280	13,778
Total	5,111	55,029

Planning

The premises currently have planning consent for D2 use, however, the premises could be suitable for a variety of uses, subject to the necessary planning consents. These may include conference facility / wedding venue / place of worship / offices / residential.

Price

Upon application.

Tenure

The premises are sold freehold.

VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.

Legal Costs

Each party to bear their own legal costs incurred in any transaction.

Viewing & Further & Information

Please contact Ben White or Rebecca Schofield

Tel: 0114 2729750

E-

mail: ben.white@knightfrank.com / rebecca.schofield@knightfra

Brochure: May 2014

Photographs: Client - 2013

Energy Performance Certificate (EPC)

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

71 This is how energy efficient the building is.



Site Plan

