

Property Consultants



To Let

**Unit 5 Mercury House, Centurion Office Park,
Julian Way, Sheffield S9 1GD**



- Two Storey Self Contained Office Building
- Convenient Location to the M1 & Meadowhall
- 2,177 sq ft Net Internal Area with Parking
- To Let on a New Lease
- May Split

www.crosthwaitecommercial.com



Crosthwaite
COMMERCIAL

T 0114 272 3888

Hawk Works, 105A Mary Street, Sheffield S1 4RT

LOCATION

Mercury House occupies a prominent position on the well-established Roman Ridge Industrial Estate, within 1 mile of Junction 34 of the M1 Motorway. Meadowhall shopping centre lies close by and Sheffield City centre is approximately 3 miles south west.

Meadowhall Transport Interchange is situated within half a mile, facilitating access by both public and private transport to the South Yorkshire conurbations.

DESCRIPTION

Mercury House comprises a two-storey detached office building providing 2,177 sq ft with seven designated car parking spaces in landscaping.

The building benefits from the following specification, Including: -

- Perimeter Trunking
- Air Conditioning (to part)
- Cat 2 Lighting
- Gas Central Heating
- Double Glazing
- Intruder Alarm
- Kitchen & W.C Facilities

ACCOMMODATION (Approx net internal areas)

Ground Floor	1,112 sq ft	103.3 sq m
First Floor	1,065 sq ft	98.9 sq m
Total	2,177 sq ft	202.2 sq m

Consideration will be given to splitting the premises on a floor by floor basis.



ENERGY PERFORMANCE CERTIFICATE

An EPC is available on request.

RATING ASSESSMENT

According to the 2017 Rating List on the Internet, the premises are assessed as follows: -

5A	Offices & Premises	RV £4,500
5B	Offices & Premises	RV £4,600
5C	Offices & Premises	RV £5,200
5D	Offices & Premises	RV £4,300

Small business rates relief may be available, subject to status.

LEASE

The offices are available as whole, or floors may be let separately, on the basis of a new full repairing and insuring lease for a term to be agreed

RENT

Rental offers in the region of **£22,000 per annum** exclusive are invited. Rents will be subject to VAT.

LEGAL COSTS

Each party are to be responsible for the payment of their own legal costs in connection with this transaction.

VIEWING ARRANGEMENTS

Viewing arrangements, or any further information, can be obtained from the sole agents, Mark Holmes at Crosthwaite Commercial on 0114 272 3888, email mark@crosthwaitecommercial.com



SUBJECT TO CONTRACT AND AVAILABILITY
April 2018