

TO LET

Ground floor office accommodation
Open plan suites 5,391 sq ft (501 m²)

- Gas central heating/comfort cooling
- Full raised access floor
- 17 On site car parking spaces
- Close to J34, M1 and Meadowhall

GROUND FLOOR UNIT A

Meadowcourt

2 HAYLAND STREET, SHEFFIELD, SOUTH YORKSHIRE, S9 1BX



GROUND FLOOR UNIT A Meadowcourt

LOCATION

The property is well located to the north of Sheffield city centre opposite the Meadowhall Shopping Centre, close to junction 34 of the M1.

From junction 34 north of the M1 take Meadowhall Road, Meadowhall Transport Interchange will be on the right served by bus rail and Supertram, and Meadowhall Shopping Centre will be on the left. Continue along Meadowhall Road to the junction with Amos Road and the property is then immediately on the right hand side. The property is situated in an office park location and is within walking distance of the Meadowhall Shopping Centre with its facilities including banking, restaurant and retail and also within walking distance of the Meadowhall Transport Interchange.

DESCRIPTION

The property briefly comprises a ground floor office building with gas central heating/comfort cooling, ladies and gents toilet facilities, tea preparation area, open plan offices, having some cellular offices and double glazing. The ground floor office benefits from 17 car parking spaces.

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MEADOWCOURT, 2 HAYLAND STREET, SHEFFIELD, SOUTH YORKSHIRE, S9 1BX



ACCOMMODATION

Description	Sq M	Sq Ft
Ground Floor offices	501	5,391

TERMS

The property is available to let on a new lease on terms to be agreed.

BUSINESS RATES

We have been verbally advised by the Local Charging Authority that the premises are assessed for rating purposes as follows:

Offices & Premises - Rateable Value £47,000

VAT

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

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

Please contact the agents for further information.

VIEWING

Contact the joint agents:-



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