

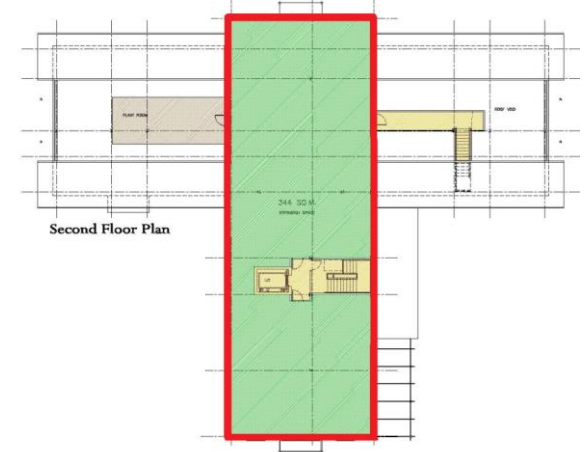


1,346 - 5,112 Sq Ft Available Within Established Medical Practice

Dovercourt Surgery, Skye Edge Avenue, Sheffield, S2 5FX



**Sanderson
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Description

First and second floor self contained accommodation suitable for D1 or B1 uses (STP), available within an established medical centre. The space is currently in shell condition, comprising of block elevations, concrete floors and double glazed windows that are uPVC framed. The first floor benefits from a profile metal clad roof, whilst the second floor is fitted with insulation and fluorescent strip lighting. The units can be accessed via both the existing medical centre and a side door. Communal toilets and a lift are available.

Accommodation

Description	Sq M	Sq Ft
First Floor	135	1,453
Second Floor (a)	125	1,346
Second Floor (b)	215	2,314
Total	475	5,112

Location

The available space is situated within Dovercourt Surgery on Skye Edge Avenue, off City Road (B6070), which is the arterial road leading to the A61. The building is serviced by excellent public transport networks, with Sheffield Railway Station being within proximity and a bus stop 5 minutes from the property. The surrounding area is predominately residential. Manor Lodge Primary School, Wheatley's Fish & Chips and Wayne's Autos are also within close proximity.

EPC

A full copy of the EPC is available upon request.

Lease Terms

A new full repairing and insuring (FRI equivalent) lease for a term for a term of years to be agreed.

A fit out of the space can be agreed between the Landlord and the ingoing Tenant which will be reflected in the rental.

Rent

Details of the quoting rent are available upon application (incentives available).

VAT is payable at the prevailing rate.

Business Rates

Interested parties should make their own enquiries of the Local Authority.

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June 2019



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