



COMMERCIAL PROPERTY PARTNERS

To Let
First Floor Studio, Bradfield Road
Sheffield
S6 2BZ



First Floor Studio - To Let 1,172 Sq Ft (108.88 Sq M)

- Prominent Road Side Location
- Suitable for a variety of uses (STP)
- Potential for custom fitout

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1,172 Sq Ft (108.88 Sq M)

Location

The property is located fronting Bradfield Road in Hillsborough. The Studio is approximately 1 mile north of Sheffield City Centre and located just off the A61 Penistone Road which is one of the main arterial routes from Sheffield to J36 M1 Motorway.

The property lies close to Hillsborough Racecourse, Hillsborough Football Stadium and various retail stores. The Sheffield Supertram and numerous bus routes run in close proximity to the property.

Description

The property comprises a self contained first floor studio which is prominently situated fronting Bradfield Road, Hillsborough. The space is predominantly open plan in layout and suitable for use as an office or leisure studio.

Accommodation

DESCRIPTION	SQ FT	SQ M
Studio	1,172	108.88
TOTAL	1,172 SQ FT	108.88 SQ M

Terms

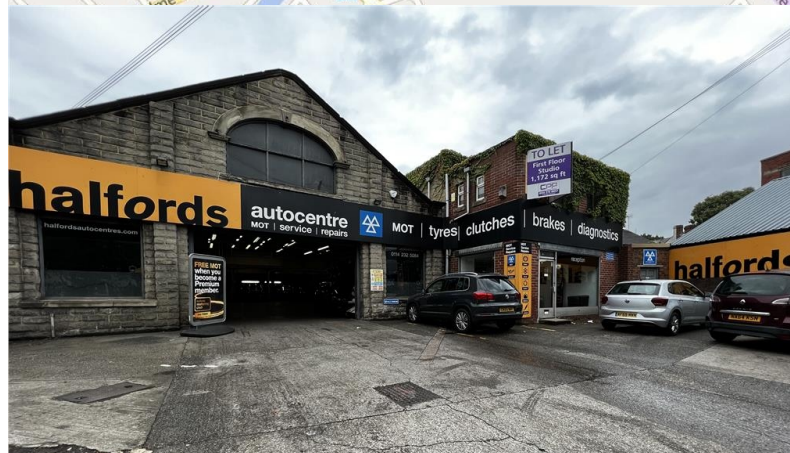
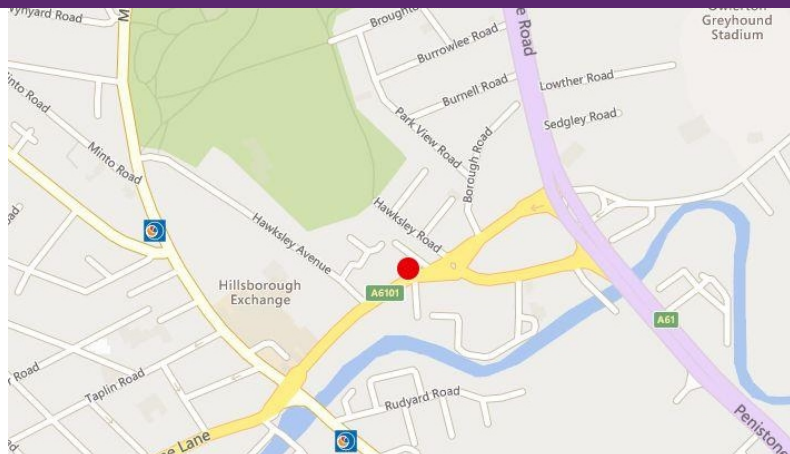
The property is available to let by way of a new lease terms to be agreed.

VAT

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

EPC Rating

EPC Available upon request



Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs

Each party to bare their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP
Chloe Bennett Mr Max Pickering MRICS
T: 0114 2738857 T: 0114 2738857
M: 07794 449746 M: 07835 059363
E: chloe@cpartners.co.uk E: max@cpartners.co.uk

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