



COMMERCIAL PROPERTY PARTNERS

**To Let**  
Century House, Station Road  
Halfway  
Sheffield  
S20 3GS



## Flexible Office Suites within Popular Business Centre

300 - 2,000 Sq Ft (27.87 - 185.8 Sq M)

- Great mix of businesses on site
- Good on site car parking
- Highly accessible location

# Flexible Office Suites within Popular Business Centre

## 300 - 2,000 Sq Ft (27.87 - 185.8 Sq M)

### Location

Century House is situated in the southeast of Sheffield and is served by Junctions 30 and 31 of the M1 Motorway, the A57 and Mosborough Parkway. A bus station and two Sheffield Supertram stops facilitate access to the Centre, linking it directly with Sheffield City Centre. It is also easily accessed from the surrounding townships of Beighton, Hackenthorpe, Owlthorpe, Sothall, Waterthorpe and Westfield.

### Description

Century House is a well let business centre fronting Station Road, Halfway. The building is split into various different separate offices each having the benefit of good natural light with central heating and perimeter trunking. The building underwent a full building refurbishment programme in 2007 that included works to the roof and infrastructure.

The property benefits from a variety of tenants and is a well run busy business centre with a large amount of onsite parking with good access to the major road networks. The building has 37 car parking spaces.

Various suite sizes are available on lease terms to suit an occupier on a semi-serviced basis (inclusive rent payments), making occupation simple and straight forward.

### Accommodation

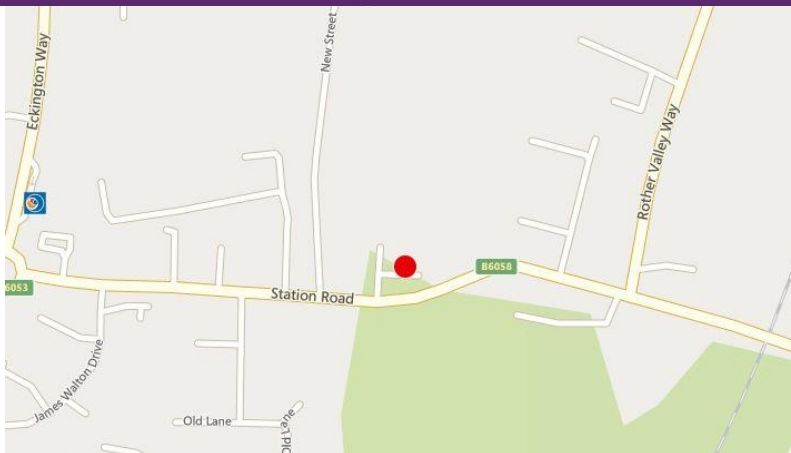
DESCRIPTION	SQ FT	SQ M
Aalto Office	314	29.17
1F Suite	594	55.18
<b>TOTAL</b>	<b>2,000 SQ FT</b>	<b>185.8 SQ M</b>

### Terms

Suites are available to rent on a semi-serviced basis, which means the rent is also inclusive of the service charges costs and utilities. Business Rates are excluded as each suite has the ability to qualify for Small Business Rates Relief.

### 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.

### Further Information

For further information please contact the sole agents CPP

Rob Darrington MRICS

T: 0114 270 9163

M: 07506 119 770

E: [rob@cpppartners.co.uk](mailto:rob@cpppartners.co.uk)

Chloé Bennett

T: 0114 2738857

M: 07794 449746

E: [chloe@cpppartners.co.uk](mailto:chloe@cpppartners.co.uk)

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