



## High Quality, Fully Fitted Office Suite 8,950 Sq Ft (831.46 Sq M)

- Very attractive canal-side location
- Excellent transport links and car parking
- Close to train station, transport interchange and Supertram

# High Quality, Fully Fitted Office Suite

## 8,950 Sq Ft (831.46 Sq M)

### Location

Navigation House occupies a very prominent position fronting the Sheffield Parkway, at its junction within the inner ring road, within the very attractive Victoria Quays development.

The property can be approached directly off the Sheffield parkway, the main arterial link between Sheffield City Centre Park Square roundabout and Junction 33 of the M1.

Victoria Quays has attracted a number of high profile occupiers including Rank/Grosvenor Group, SSB Law, Ovo Workspace, and Lloyds Banking Group.

Further the development boasts a multi storey car parking, Best Western Hotel with associated gym and a number of cafes within the Arches fronting onto the waterside setting, providing excellent staff amenities.

The building is well positioned within walking distance of Sheffield City Centre and rail and bus stations and is also close to the Supertram on Commercial Street.

### Description

HIGH QUALITY OFFICE, CLOSE TO CITY CENTRE WITH GREAT CAR PARKING

The office suite benefits from:

- > Full raised access floor
- > New LED lighting
- > Excellent natural light
- > Comfort cooling
- > 31 car parking spaces
- > Modern reception facility
- > Showers and cycle parking
- > Building Concierge

### Accommodation

DESCRIPTION	SQ FT	SQ M
Ground Floor	8,950	831.46
<b>TOTAL</b>	<b>8,950 SQ FT</b>	<b>831.46 SQ M</b>

### Terms

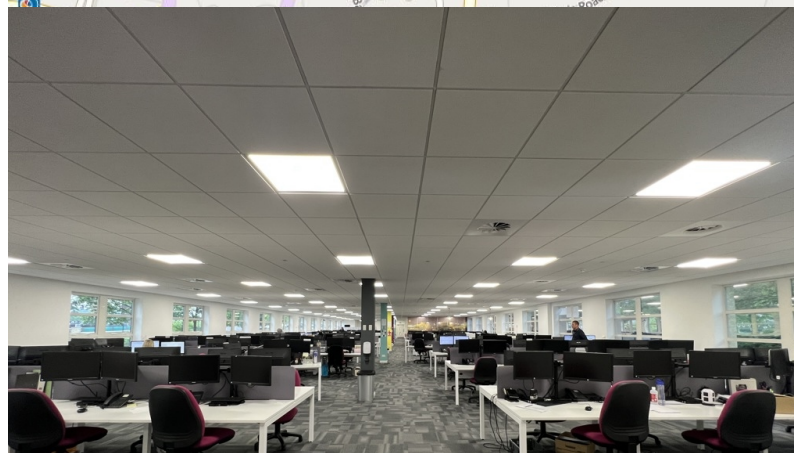
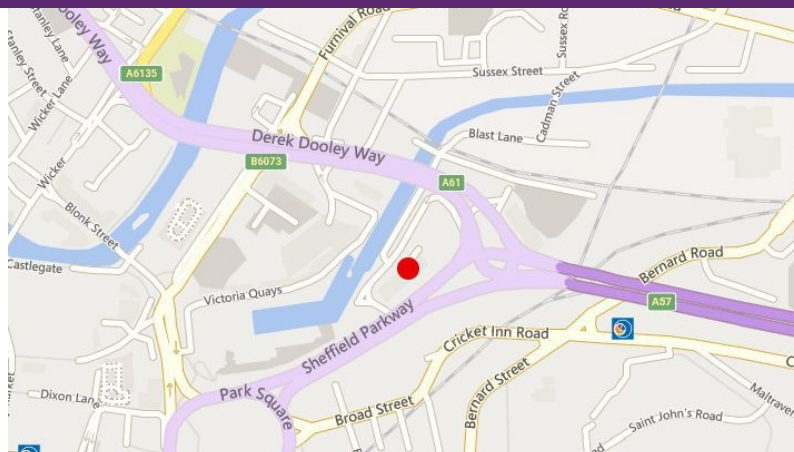
The Ground Floor suite is available on new lease terms to be agreed.

### 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

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