



Modern, Self Contained Office 4,341 Sq Ft (403.28 Sq M)

- Direct access to J33 and 34 of the M1
- Ideal for an owner occupier
- Excellent nearby staff facilities and transport links

Modern, Self Contained Office

4,341 Sq Ft (403.28 Sq M)

Location

Unit P2 is located within the popular and established Sheffield Business Park which is considered the premier business park location in the region. The property provides access to both Sheffield centre and J33 of the M1 motorway approximately 1 and 3 miles respectively.

A regular shuttle bus links Sheffield Business Park to Sheffield and Rotherham city centres, Meadowhall Shopping Centre and the Supertram.

Description

The property comprises a modern self contained office unit and associated parking, still with the previous occupiers fit out in place. The two storey unit is available along with the associated parking bays.

The property benefits from the following:-

- Open plan office areas
- Kitchen facilities
- Solar tinted double glazing
- Gas central heating
- LED Lighting
- 15 Car parking spaces
- Male, female and disabled WC's

Accommodation

DESCRIPTION	SQ FT	SQ M
P2	4,341	403.28
TOTAL	4,341 SQ FT	403.28 SQ M

Terms

The property is available to purchase. Quoting Price - £500,000

VAT

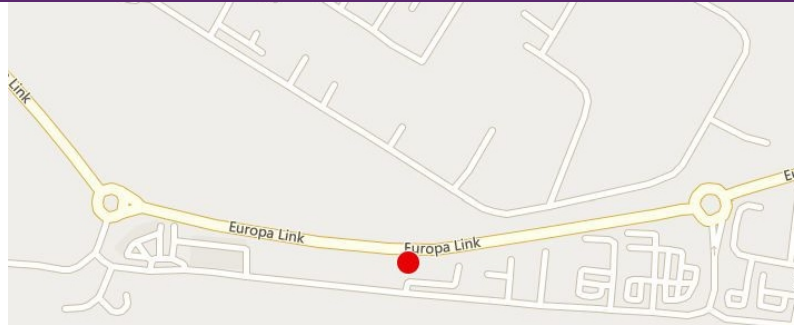
All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

The property has a current Rateable Value of £37,500.

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 bear their own legal costs incurred in any transaction

Further Information

For further information please contact the sole agents CPP

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