



Ground Floor Office Suite

2,000 - 5,029 Sq Ft (185.8 - 467.19 Sq M)

- Prominent ground floor office
- Can be split
- Cost effective low rent of £5.00 per sq ft

Ground Floor Office Suite

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Location

The property is well located, fronting the inner ring road, to the South Western edge of the city, in a vibrant location.

The property can be approached from St Marys Gate, turning on to St Mary's Road, turning first left on to Mary Street, heading towards the Decathlon store. The entrance to the car park is them immediately on your left hand side. Nearby amenities include Waitrose Supermarket, Bramall Lane Football Stadium, Sheffield Hallam University and is within a short walk of The Moor retail area, with new The Light Cinema, Primark and new HSBC Headquarters building at the old Grosvenor Hotel site.

Description

St Mary's Court comprises a three storey modern office building whereby the upper two floors are let and occupied by Tribal Education and we are offering the refurbished ground floor suite.

The ground floor has recently been fully refurbished to provide flexible open plan accommodation and benefits from the following specification:-

- > Perimeter trunking
- > New Carpeting
- > Double glazed windows
- > Suspended ceiling with LED lighting
- > Comfort cooling
- > Kitchen & WC facilities

Externally, there is car parking for two cars and cycle parking is available.

Accommodation

The accommodation can be split to create suites from 2,000 sq ft.

Accommodation

DESCRIPTION	SQ FT	SQ M
Ground Floor	5,029	467.19
TOTAL	5,029 SQ FT	467.19 SQ M

Terms

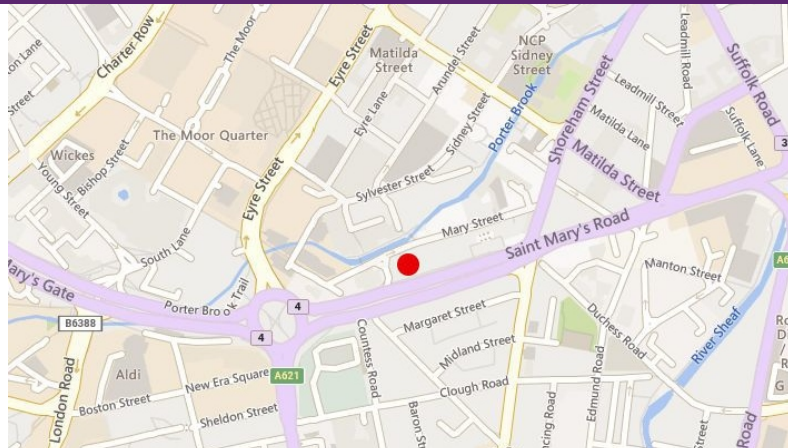
Available on new lease terms to be agreed.

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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April 2024



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