

TO LET.

Modern Office within City Centre Listed Building.



1 East Parade, Sheffield, S1 2ET.

2,710 – 7,731 sq.ft modern office suites.

Location

The subject property is situated in the heart of Sheffield City Centre, fronting High Street, with the entrance to the office suites directly off East Parade, which is a very attractive, cobbled pedestrian street adjacent to the Cathedral.

This location benefits from excellent public transport links, with the Sheffield Supertram and numerous bus routes running directly outside on High Street and Church Street.

The main retail pitch of Fargate is located directly opposite. Numerous bars and restaurants are also located close by, including Kommune Food Hall, Orchard Square and Leopold Square.

Sheffield Train station is located within a short walk, providing direct access to the national rail network.

Description

No. 1 East Parade is a very attractive Grade II Listed Building, situated in the heart of the Cathedral Quarter.

The office suites are accessed from the main reception area with lift and stairs to the upper parts. The office suites benefit from:-

- Open plan working area
- Attractive views overlooking Sheffield Cathedral
- Male, female and accessible toilets

Car parking is also available within the under-croft car park, by way of separate agreement.

Accommodation

The accommodation comprises the following Net Internal Areas (NIA):

Description	Sq M	Sq Ft
First Floor	467.29	5,030
Fourth Floor	250.92	2,701
TOTAL	718.21	7,731

Terms

Each suite is available on a new lease on terms to be agreed, at a quoting rent of £12.50 per sq ft per annum exclusive.

Business Rates

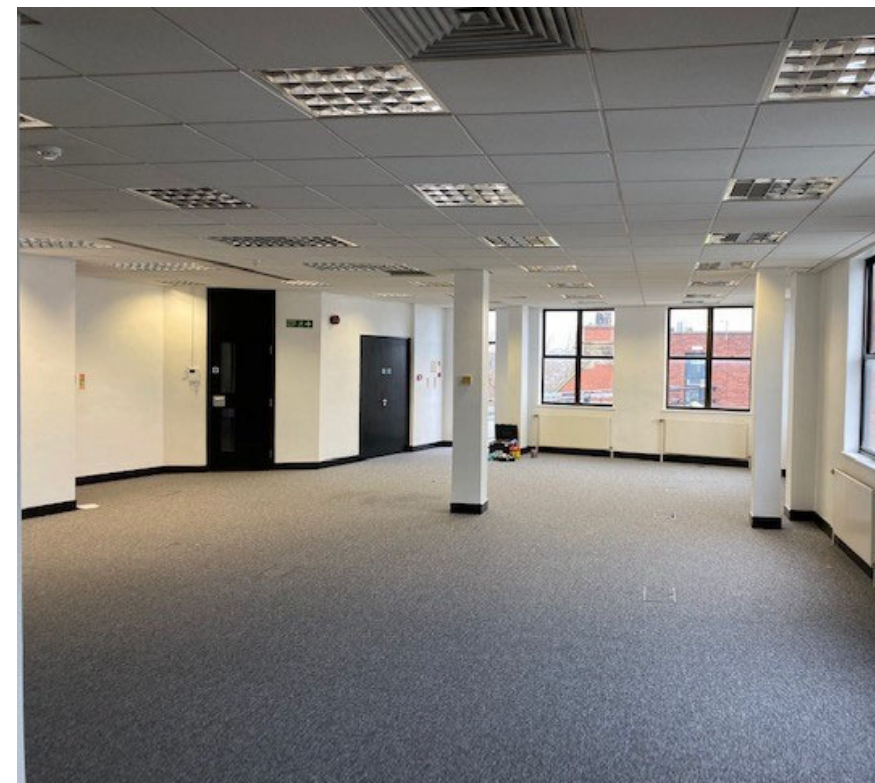
Interested parties are advised to make enquiries of Sheffield City Council's Business Rates department.

Legal Costs

Each party to bear their own legal costs incurred in any transaction.

EPC

EPC available on request.



Contact.

For further information, or to arrange a viewing, please contact the agent:

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Particulars dated February 2022. Photographs dated January 2022.

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