

TO LET.

Well located office premises with easy access to Sheffield City Centre and J34 of the M1.



Meadowhall Riverside

- Suite 1 PROMTGAGE LINE SERVICES
- Suite 2 DYNAMIC METALS LTD
- Suite 3 SHEFFIELD HIRMAN GIVENS
- Suite 4 AMBIANCE ACCOUNTANTS
- Suite 5 OLIVER BRIAN PRODUCTIONS
- Suite 6 SLEATH LTD
- Suite 7 LEVETRON LTD

PARKING STRICTLY FOR SCD

SCD UNIT ONE SUPERGLUE DRIVER

Suites 4 & 5 Meadowhall Riverside, Meadowhall Road, Sheffield, S9 1BW.

Modern offices within an established location – Comprising 286 sq ft – 669 sq ft with ample parking.

Location.

The property is situated fronting onto Meadowhall Road within the Meadowhall area of Sheffield. The property is extremely well located to take advantage of both the M1 motorway network at Junction 34 in close proximity and is also easily accessible to Sheffield and Rotherham centres. Meadowhall Shopping Centre is also within close proximity having a number of amenities, in addition there is Meadowhall Interchange providing bus, tram and train connection being within walking distance.

Description.

The available premises comprise of two office suites within a two storey brick-built multi-let office building. The suites offer flexible accommodation with an interlinking internal doorway and therefore could potentially be let as a whole or individually. The building benefits from good quality communal facilities including entrance reception, kitchen and wcs.

The accommodation is finished to a specification to include LED lighting, carpet floor coverings, painted walls, suspended ceiling, perimeter trunking, part air conditioning and gas central heating system and ample dedicated car parking available.

Accommodation.

We understand that the premises comprise the following net internal areas:

Description	Sq. M	Sq. Ft
Suite 4	35.63	383
Suite 5	26.58	286
Total	62.21	669

The suites can be let as a whole or individually.

Terms.

The premises are available as whole, or individually, by way of a new lease on an inclusive basis.

Quoting Rent.

The quoting rents are inclusive of rent, utilities and service charge.

- Suite 4: £7,213 per annum exclusive / £601 pcm exclusive.
- Suite 5: £5,386 per annum exclusive / £448 pcm exclusive.

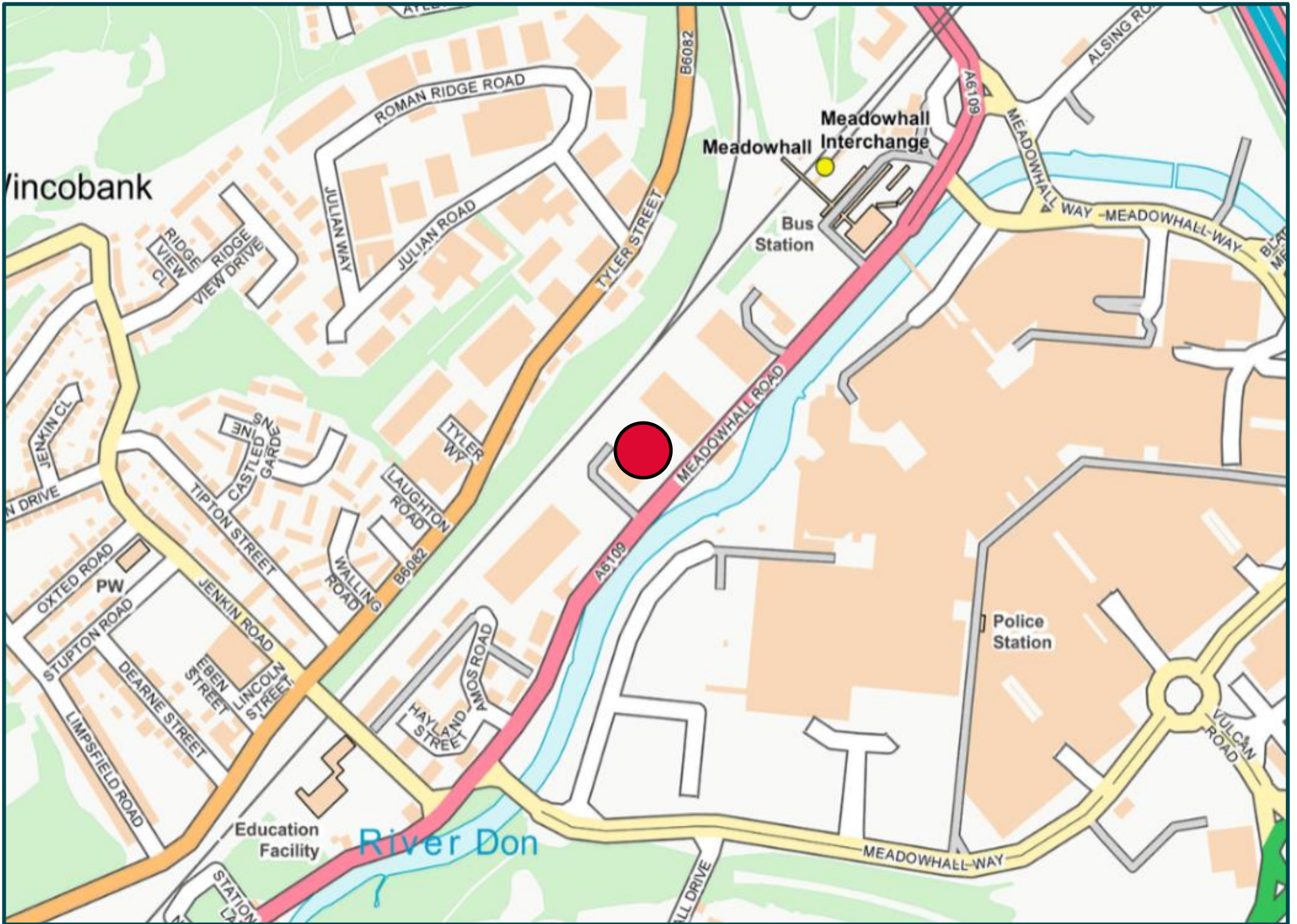
Note. Business Rates and IT / Telecoms are the Tenant's responsibility.

Rateable Value.

We understand that the premises have the following Rateable Values:

- Suite 4: £3,400
- Suite 5: £2,600

The premises may therefore benefit from business rates relief, subject to application. Interested parties should verify the rates payable with the local rating office.



Vincobank

Meadowhall Interchange

Bus Station

Police Station

Education Facility

River Don

A6109

LL DRIVE

MEADOWHALL-WAY

JENKIN CL

RIDGE VIEW CL
RIDGE VIEW DRIVE

JULIAN WAY

JULIAN ROAD

TYLER STREET

B6082

A6109

ALSING ROAD

MEADOWHALL WAY - MEADOWHALL-WAY

CASTLED GARDENS

TYLER WY

LAUGHTON ROAD

WALLING ROAD

JENKIN ROAD

EBEN STREET
LINCOLN STREET

HAYLAND STREET

OXTED ROAD

STUPTON ROAD

DEARNE STREET

DEARNE STREET

PW

DEARNE STREET

LIMPSFIELD ROAD

STATION

VULCAN ROAD

EPC.

A full copy of the EPC Certificates for the available suites are available upon request.

Due Diligence.

Interested parties will be requested to provide the agent with company information to comply with anti money laundering legislation.

Legal Costs.

Each party is to be responsible for their own legal costs incurred in any transaction.

VAT.

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



Contact.



For further information, or to arrange a viewing, please contact sole agents:

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Particulars dated November 2023. Photographs dated November 2023.

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