

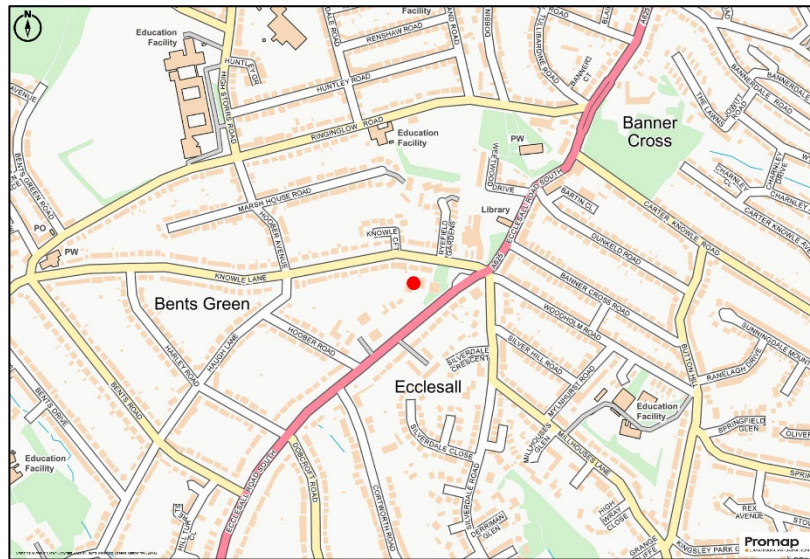
TO LET.

Single Storey Office Suite – South West Sheffield



**The Annexe Building, The Manor House, 260 Ecclesall Road South,
Sheffield, S11 9PS.**

1,193 sq ft – Available immediately.



Location.

The Manor House, Ecclesall Road south is well located to the South Western side of Sheffield city centre, benefitting from an attractive suburban location. The property is approximately 2 miles from Sheffield city centre and also within a short drive of the Peak District National Park.

Facilities nearby include shops, restaurants and pubs. Further, the building is well served by public transport.

The property may be approached from Ecclesall Road South (A625) close to the junction with Knowle Lane and Millhouses Lane. Post code – S11 9PS.

Description.

The suite comprises part of The Manor House complex. From a joint reception, this ground floor office delivers a large open plan flexible workspace, with good natural light. To one side is a good sized office /meeting room and there is access to a communal kitchen and toilet facilities.

Main specification:-

- Gas central heating
- Suspended ceiling with LED lighting
- Quality decoration and carpeting throughout

Externally there is car parking for 4 vehicles.

Accommodation.

We understand that the property has the following Net Internal Floor Area (NIA):-

Description	Sq M	Sq Ft
Office	111	1,193

Quoting Rent.

The quoting rent is £16,000 per annum exclusive.

Terms.

The accommodation is available to let by way of a new Full Repairing and Insuring (FRI) Lease on terms to be agreed.

Service Charge.

There is a service / maintenance charge. This includes ground maintenance, security, utilities and cleaning, but does not include business rates, telephone or IT. Current budget is approximately £1,890 per quarter, over the last 12 months.

Rateable Value.

Interested parties are advised to make their own enquiries with the Rating Department of the Local Authority.

EPC.

D – 98 / D - 100

Due Diligence.

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

VAT.

All figures quoted are subject to VAT at the prevailing rate where applicable.

Costs.

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



Contact.



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

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Particulars updated September 2023. Photographs dated September 2023.

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