

# BUSINESS SPACE OPPORTUNITY

St Mary's Court, St Mary's Gate, Sheffield S2 4AN



## RENT!

REFURBISHED, OPEN PLAN GROUND FLOOR OFFICES AVAILABLE ON AN ALL INCLUSIVE BASIS

- Ground Floor Suite  
467 sq m (5,029 sq ft)
- Office Suites from 2,000 sq ft
- Prominent ground floor offices
- Fully refurbished including  
comfort cooling
- Cost effective low rent of  
£5.00 per sq ft
- Two Car Parking spaces  
available



Interested? Contact Nick Morgan 0115 979 3495 [nmorgan@heb.co.uk](mailto:nmorgan@heb.co.uk)  
OR Will Torr 0115 979 3497 [wtorr@heb.co.uk](mailto:wtorr@heb.co.uk)

**0115 950 6611**

heb Chartered Surveyors | Apex Business Park | Ruddington Lane | Nottingham NG11 7DD

## LOCATION:

The property is well located fronting the inner ring road to the southwestern edge of Sheffield city centre.

The property can be approached from St Mary's Gate, turning onto St Mary's Road, turning first left onto Mary Street heading towards the decathlon store. The entrance to the car park is then immediately on your left hand side.

Nearby amenities include Primal Lane Football Stadium, Sheffield Hallam University and a Waitrose supermarket, along with the Moore retailing area which is home to the Light Cinema, Primark and the new HSBC headquarters.

## 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

## ACCOMMODATION:

DEMISE	SQ M	SQ FT
Ground Floor:	467	5,029

We are able to split the accommodation to create suites from 2,000 sq ft.

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

## TERMS:

The property is available on a new Effectively FRI lease for a term of years to be agreed.

## RENT:

The office is available to rent from a very competitive:-

**£5.00 Per Sq Ft**

which equates to:-

**£25,000 Per Annum.**

We are able to offer smaller sized office suites from 2,000 sq ft.

## RATES:

Rateable Value:	£42,500
Rates Payable 2023/24:	£21,717.50

## SERVICE CHARGE:

A service charge is payable in relation to the upkeep of the external and common areas along with utilities. An estimate is available upon request.

## PLANNING:

E: (Commercial, Business & Service)

## VAT:

Vat is applicable to the rent and service charge.

## EPC:

D – 80

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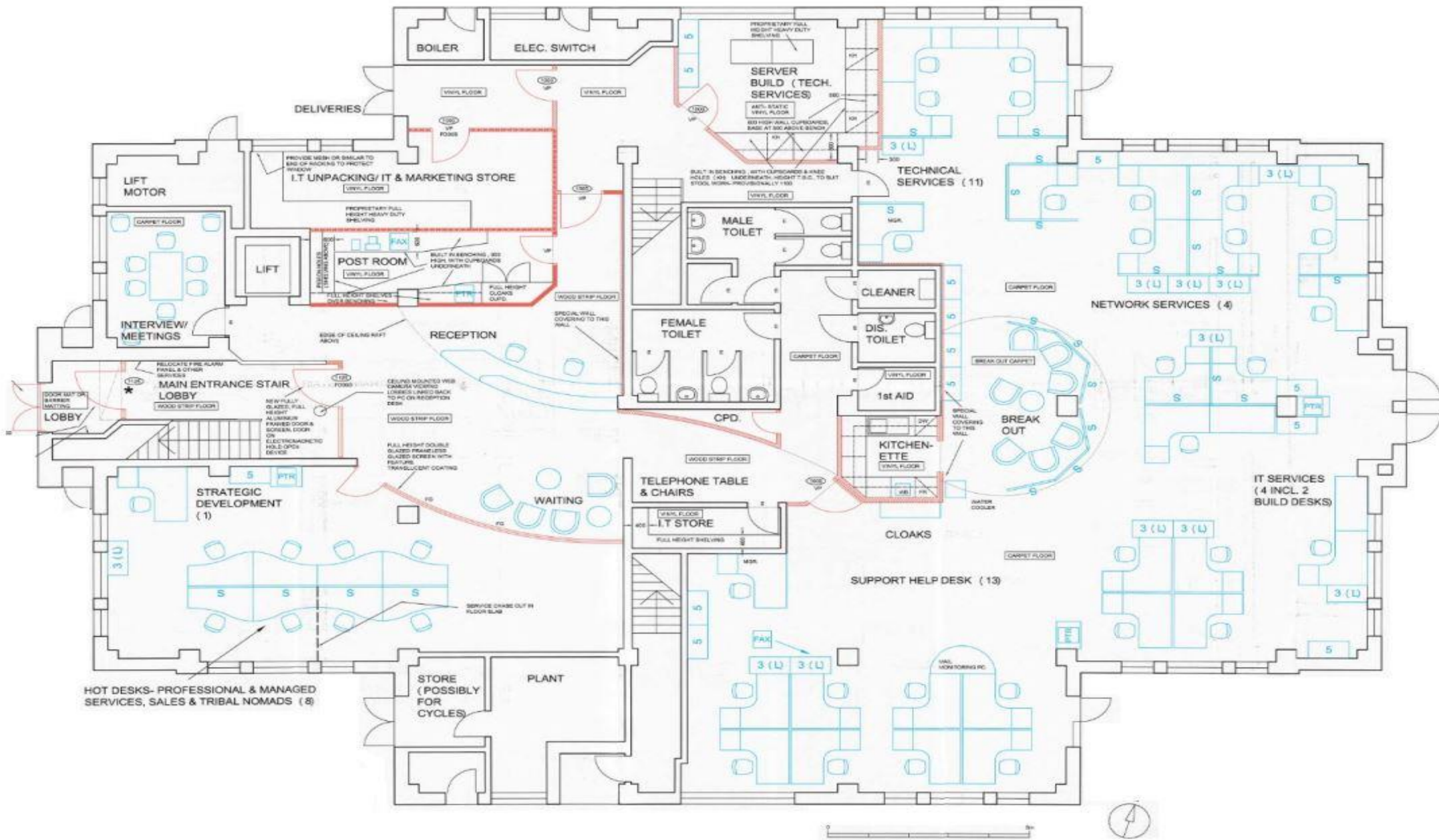
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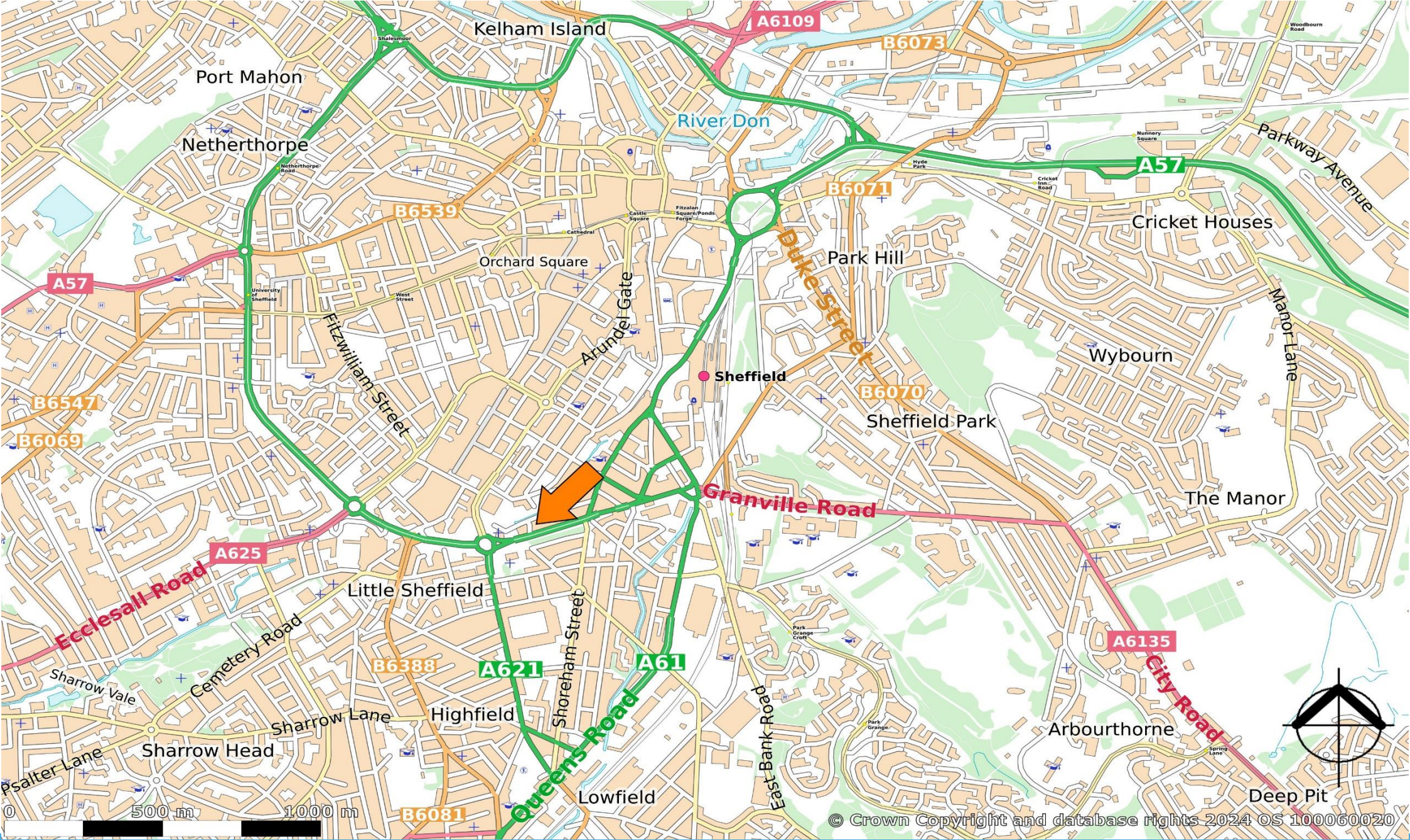
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b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.