

SMC
Brownill
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To Let



Versatile Office / Consulting Rooms located on
Abbeydale Road in Sheffield

£238.33 – £500 per month

Upper Floor Offices At 673 Abbeydale Road,
Sheffield, S7 2BE

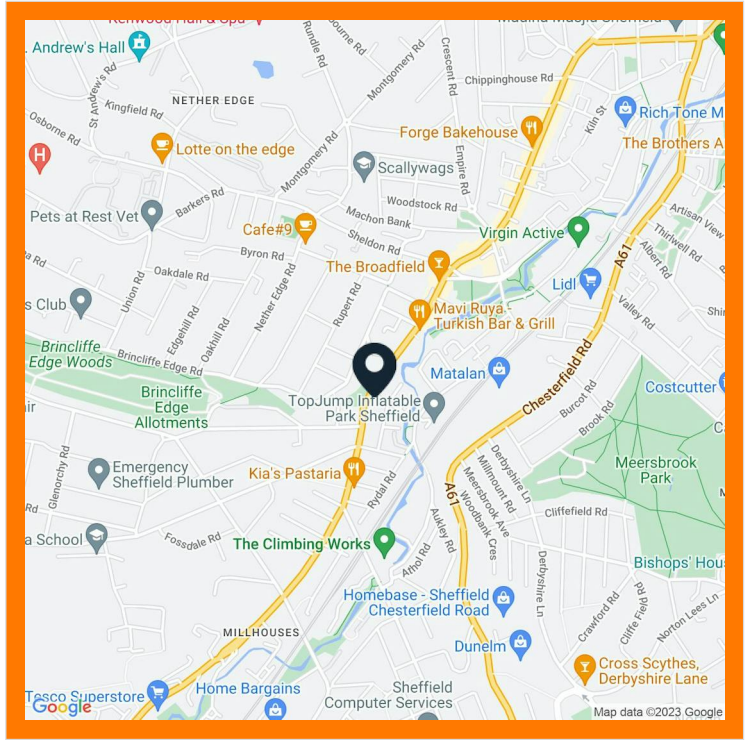
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- Two offices available to let on flexible lease terms
- Abbeydale Road location in south west Sheffield
- Located within a short distance of variety of shops, bars and cafes
- Versatile business space which is ideally suited to SMEs



A company of values. Est 1884
Licensed & Leisure | Commercial | Residential



Description

The available accommodation comprises an office to the first floor. There are communal toilets to the first floor. The offices include spot lights, carpets, painted walls and ceilings, and air conditioning.

Location

The property is located on the corner of Abbeydale Road and Arnsdale Road, in the south west of Sheffield. Abbeydale Road is a key commuter route and suburban area with a wide range of shops, cafes, bars, restaurants and niche retailers. The area has become an increasingly popular area with residential and commercial occupiers, home to a growing selection of local and independent traders.

The location is approximately 2 miles from Sheffield city centre. Nearby occupiers in the area include the Dough Truck, Abbeydale Pharmacy, Northtown kitchen, The Vintage Tearooms, Mavi Ruya, and many more.

Accommodation

The rents are inclusive of service charge, utilities and insurance. VAT is not payable on rents quoted.

Name	sq ft	sq m	Availability
1st	76	7.06	Available
2nd	234	21.74	Available
Total	310	28.80	

Business Rates

The offices should qualify for small business rate relief. Interested parties are advised to contact the local rates office on 0114 273 4318 or www.tax.service.gov.uk/business-rates-find/search to confirm the business rates payable.

Business Rates

Further information is available upon request.

Energy Performance Certificate

Upon Enquiry

Viewing

Viewing is by prior appointment only. Please contact our agents for further information

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