



SMC
Brownill
Vickers

To Let

For Sale
INVESTMENT
SMC
0114 281 2183
COMMERCIAL SURVEYORS

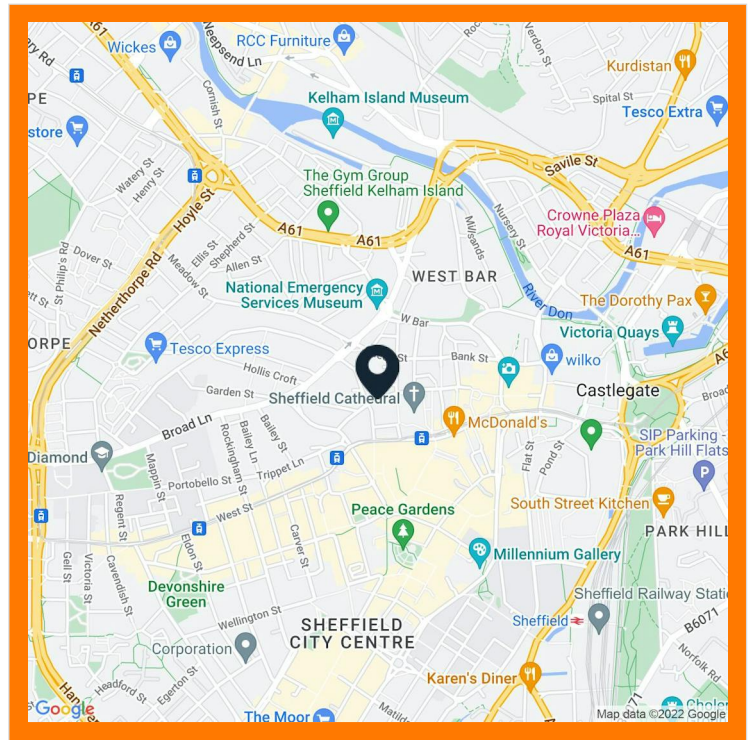
Variety of Offices available in Sheffield City Centre
£133.00 – £200.00 per month From
Campo House, 54 Campo Lane, Sheffield, S1 2EG
0114 290 3300 | georgia.lancaster@smcbrownillvickers.com

smcbrownillvickers.com

- Various offices available to let on flexible lease terms
- Sheffield city centre location within easy reach of Fargate, West Bar, West Street, etc
- Recently refurbished
- Excellent public transport links
- Rental incentives considered for suitable tenants.



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



Description

The available space comprises 3 separate offices on the ground floor with shared kitchen, as well as first floor office.

The separate offices on the ground floor can be let as a whole or individually.

Location

The property is located within the Cathedral Quarter of Sheffield City Centre on Campo Lane and is within the professional district of Sheffield, easily accessed from the Inner Ring Road. A short walk from the city centre bus stops, tram stops and a range of car parks including two NCP operated car parks.

Specification

- Electricity (single phase)
- Gas
- Water
- Mains drainage
- Intruder alarm
- Fire alarm
- Broadband
- Central heating
- Air conditioning

Terms

A new lease is available on an effective FRI lease subject to a service charge.

Description	Size (sq ft)	Rent (pcm)
Ground Floor Office 3	147 sq ft	£147 per month
Ground Floor Office 4	146 sq ft	£146 per month
Ground Floor Office 5	144 sq ft	£144 per month

Rental incentives to be considered for suitable tenants.

The service charge is assessed annually. Please enquire for latest information.

Business Rates

The offices are individually assessed for business rates. Interested parties are advised to contact the local rates office on 0114 289 4600 or <https://www.tax.service.gov.uk/business-rates-find/search> to confirm business rates payable. Small business rate relief should apply in most cases.

Service Charge

A service charge is applicable for the upkeep of the building which includes utilities and the cleaning and the upkeep of common areas. Telecom's and internet are not included in the service charge.

Insurance

Building insurance is paid by the landlord and recharged to the tenant on a sqft basis.

Business Rates

Further information is available upon request.

Energy Performance Certificate

D (87)

Viewing

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

Georgia Lancaster
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