

0114 2449121

eddisons.com

OFFICE - TO LET

Eddisons



OFFICES AT RYTON ROAD/WORKSOP ROAD, RYTON ROAD, NORTH ANSTON, SHEFFIELD, SOUTH YORKSHIRE S25 4DL

Rent £20,000

- Attractive refurbished offices.
- Available floor by floor or as a whole.
- Ample onsite parking.
- New lease, flexible terms.

**Size: 2,571 - 5,142 sq ft
(238.85 - 477.69 sq m)**

LOCATION

The property is situated at the corner of Ryton Road (B6060) and Worksop Road (A57) at the crossroads junction in South Anston. The A57 gives access to Junction 31 of the M1 Motorway approximately three miles west and the A57 gives access to Worksop approximately four miles east and the A1 approximately eight miles east.



DESCRIPTION

The property comprises a four storey detached campus style office building with car parking off Worksop Road and further car parking available off Ryton Road. The lower ground floor office suite is occupied and the offices available comprise the first and second floors. At present the ground floor has been refurbished to provide a shared reception office with lift access to all floors and ground floor open plan office with modular partitioned private offices to the periphery. Each floor benefits from its own WC and kitchen facilities.

Outside there is a private car park accessible from Worksop Road providing approximately 20 spaces, however, a further area of car park to the side of the building can be created with ramped access to provide an additional 40 spaces facilitating 20 car parking spaces being available with each floor.

SERVICES

Mains electricity, gas and water are available to the premises.

ACCOMMODATION

First Floor Offices - 2,571 sq ft (238.85 sq m) with W.C and Kitchen

Second Floor Offices - 2,571 sq ft (238.85 sq m) with W.C and Kitchen

Available as a whole or Floor by Floor

RENT

The rent is £20,000 per annum per floor.

The services to the building are £10,000 per annum for gas, water and electricity which will be reviewed on an annual basis.

VAT

We understand that VAT will be charged on the rent.

TENURE

Leasehold

LEGAL COSTS

Each party to bear their own costs in relation to this transaction

SERVICE CHARGE

£10,000

EPC

The property has an EPC of C (61). A copy of the EPC is available from the agent.

ANTI-MONEY LAUNDERING

Prospective tenants will be required to provide proof of ID to comply with money laundering legislation.

For more information, visit eddisons.com
T: 0114 2449121

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

Eddisons

Incorporating Fernie Greaves

VIEWING

Strictly by appointment with the sole agents:- Eddisons
1 Blackburn Road
Sheffield
S612DW
Contact: George Thompson
George.Thompson@eddisons.com
(0114) 2449121 Mobile 07831446313

Ref: HAT007/10687

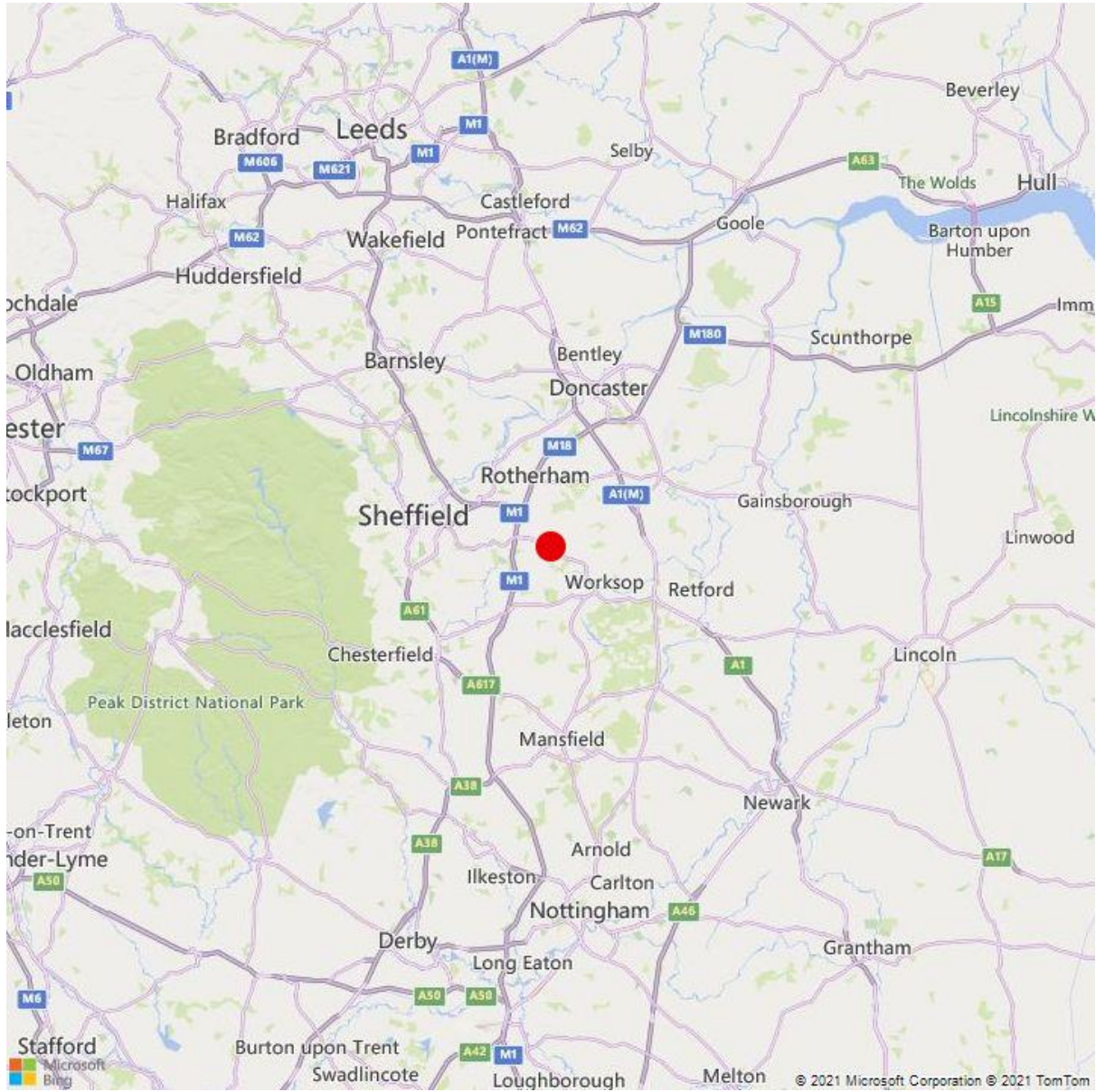
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