

0114 2449121

eddisons.com

OFFICE - TO LET

Eddisons



GROUND FLOOR, UNIT 36, JESSOPS RIVERSIDE, SHEFFIELD, SOUTH YORKSHIRE S9 2RX

Rent: £14,000 per annum exclusive

Size: 1,120 sq ft (104.05 sq m)

- Modern specification.
- 2 car parking spaces.
- Open plan office accommodation (if required).
- Fully furnished (if required).

LOCATION

The property is located on the south side of Brightside Lane approximately one mile west of Junction 34 of the M1 Motorway. Sheffield City Centre is four miles further to the west.



DESCRIPTION

The property comprises of the ground floor of a mid terraced two storey office built approximately 13 years ago with 2 dedicated car parking spaces.

Internally, the offices have raised carpeted floors, Category 5 cabling, full air conditioning and can be occupied as compartmentalised offices or as open plan space.

SERVICES

We understand mains electricity and water are connected and available to the premises. Heating in the unit is via air-conditioning units.

Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

ACCOMMODATION

All measurements are approximate prepared on a net /gross internal area basis. IPMS areas are available on request.

	M ²	SQ FT
Ground Floor		
Offices	104.1	1,120
Disabled/Ladies and Gents WC's	-	-



RENT

£14,000 per annum exclusive

VAT

We understand that VAT may be charged on the rental and/or any other payments detailed.

LEASE TERMS

The office is available to let as a whole floor by way of a new full repairing and insuring (FRI) lease, on a term of 3 or 5 years or multiples thereof.

BUSINESS RATES

We understand from internet enquiries made from the VOA website that the property has yet to be assessed separately.

TENURE

Leasehold

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.

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LEGAL COSTS

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

EPC

The property has an EPC of B(37). A copy of the EPC is available from the agent.

ANTI-MONEY LAUNDERING

Please note all prospective parties will need to be verified for anti-money laundering purposes prior to the deal being agreed.

VIEWING

Strictly by appointment with the sole agents:- Eddisons

1 Blackburn Road

Sheffield

S61 2DW

Contact: Paul Oddy

Paul.Oddy@eddisons.com

(0114) 2449121

Ref:

For more information, visit eddisons.com

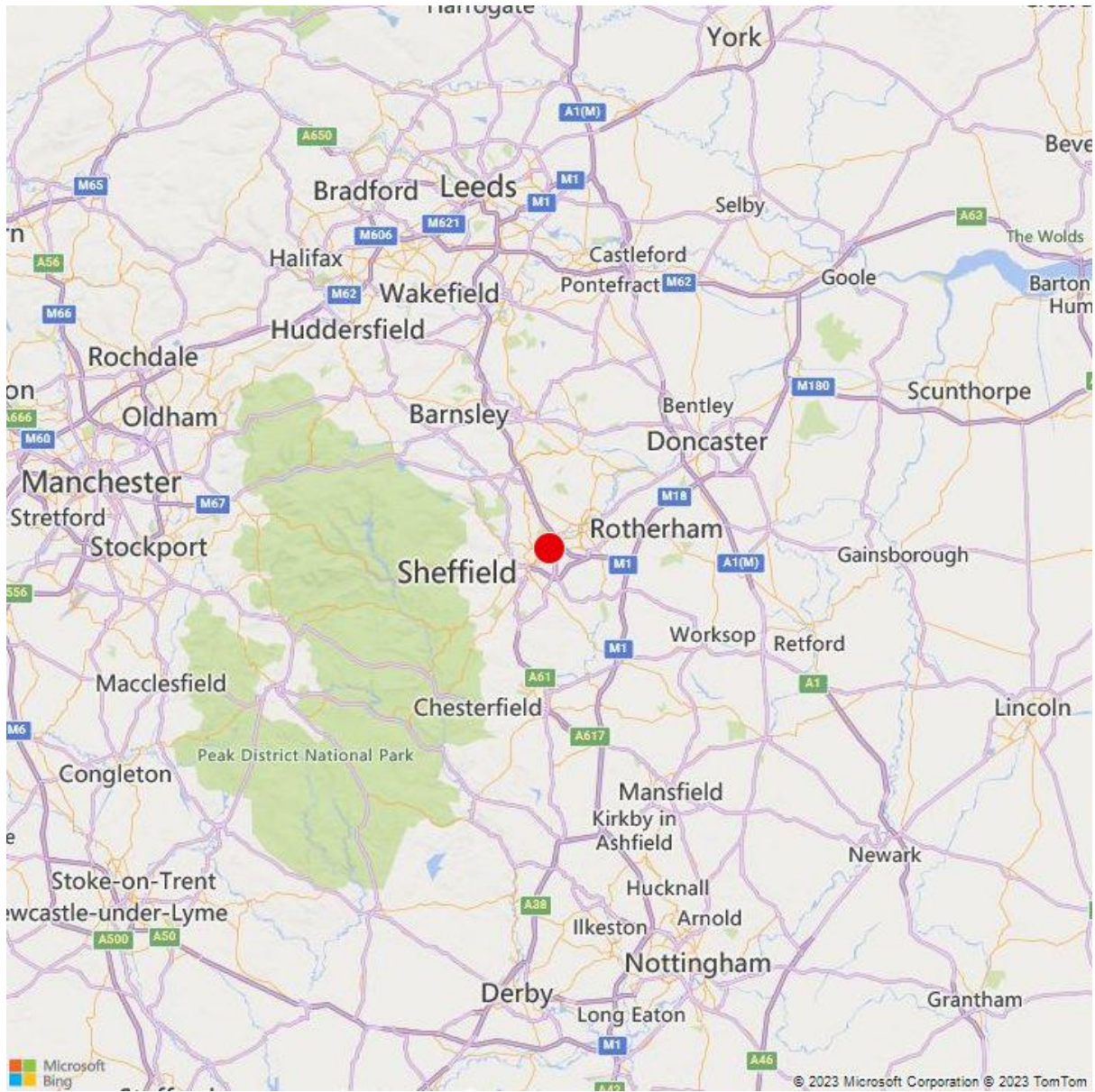
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