

0114 2449121

eddisons.com

OFFICE - TO LET

Eddisons



1 BAWTRY GATE, SHEFFIELD, SOUTH YORKSHIRE S9 1UD

Rent: £21,000 per annum

Size: 2,850 sq ft (264.78 sq m)

- Three storey offices.
- Flexible lease terms.
- Available as a whole or consideration will be given to letting the property on a floor by floor basis at an all inclusive rental of £12.00 per sq ft.

LOCATION

The property is situated at the roundabout junction of Bawtry Road (A631) overlooking Junction 34 north bound of the M1 Motorway at Tinsley, 3 miles east of Sheffield City Centre.



DESCRIPTION

The property comprises a traditional three storey detached office building with rear car park, canopied covered car parking together with two garage stores facilitating parking for up to 12 vehicles. The offices are a mix of open plan and partition offices with WC facilities on each floor.

SERVICES

The property benefits from all mains services. 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.

VAT

VAT will be payable on the rental and or any other figures detailed above.

LEGAL COSTS

The ingoing tenant will be responsible for the landlord's reasonable legal costs in connection with the transaction.

ACCOMMODATION

All measurements are approximate prepared on a gross internal area basis.

	M ²	SQ FT
Ground Floor Offices	79.89	860
First Floor Offices	85.10	916
Second Floor Offices	85.10	916
Basement Stores	14.67	158
TOTAL	264.76	2,850

Outside - 2 garages totalling 35.9 sq m (387 sq ft)



RENT

£21,000 per annum exclusive.

LEASE TERMS

The property is available on new 3, 6 or 9 year fully repairing and insuring lease with 3 year rental reviews.

BUSINESS RATES

Rateable Value - £14,250.

TENURE

Leasehold

EPC

The property has an EPC rating of D (82). A copy of the EPC is available on request.

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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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: George Thompson

George.Thompson@eddisons.com

(0114) 2449121 Mobile: 07831 446313

Ref: 179118

For more information, visit [eddisons.com](https://www.eddisons.com)

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