0114 2449121 eddisons.com OFFICE - TO LET

# **Eddisons**



# 1 BAWTRY GATE, SHEFFIELD, SOUTH YORKSHIRE S9 1UD

# Rent: £21,000 per annum

- 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.

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

### **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 <sup>2</sup>	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)



#### **RFNT**

£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



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### ANTI-MONEY LAUNDERING

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

#### **VIEWING**

Strictly by appointment with the sole agents:- Eddisons

1 Blackburn Road

Sheffield

S61 2DW

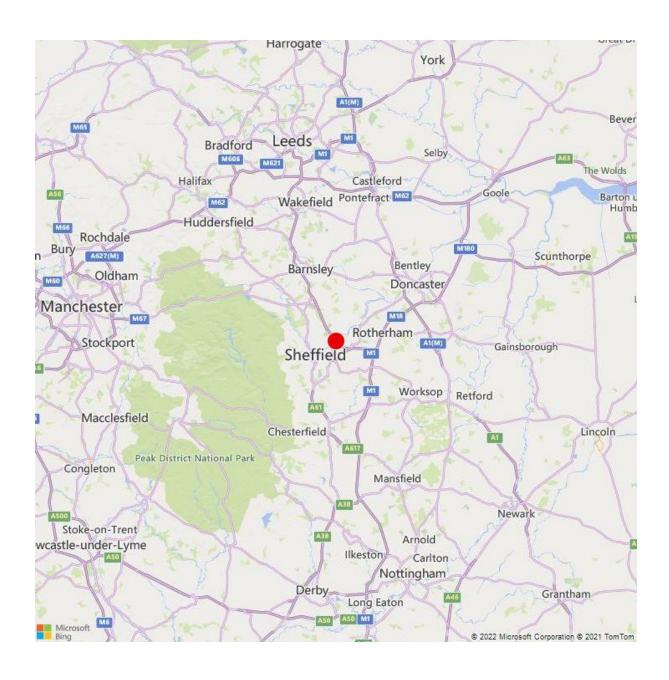
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