

0114 2449121

eddisons.com

OFFICE - TO LET

Eddisons



UNIT 3C, 3 JARROW ROAD, SHEFFIELD S11 8YB

Rent: £6,000 per annum exclusive

Size: 156 sq ft (14.49 sq m)

- Office/workshop accommodation with kitchenette and WC.
- Available on a new lease.

LOCATION

The property is located at the bottom of Jarrow Road just off Sharrow Vale Road in the very popular Hunters Bar suburb.



DESCRIPTION

The property comprises of entrance lobby, ground floor office/workshop, kitchenette and separate WC. The unit has vinyl flooring and wall mounted electric convector heaters.

SERVICES

Metered mains electricity supply, fitted electric heaters, electric hot water boiler. Water supply included in the rent. 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 internal area basis. IPMS areas are available on request.

	M ²	SQ FT
Ground Floor		
Office	11.9	128
Kitchen	2.6	28
WC	-	-
Total	14.5	156



RENT

£6,000 per annum exclusive

VAT

We understand that VAT will not be charged on the rent and/or any other payments detailed.

LEASE TERMS

The office is available to let by way of a new full repairing and insuring (FRI) lease, on a term of at least 12 months.

BUSINESS RATES

We understand from internet enquiries made from the VOA website that the property has no rating assessment.

TENURE

Leasehold

LEGAL COSTS

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

EPC

The property has an EPC rating of D(76).

ANTI-MONEY LAUNDERING

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

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

S61 2DW

Contact: Paul Oddy

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(0114) 2449121

Ref:

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

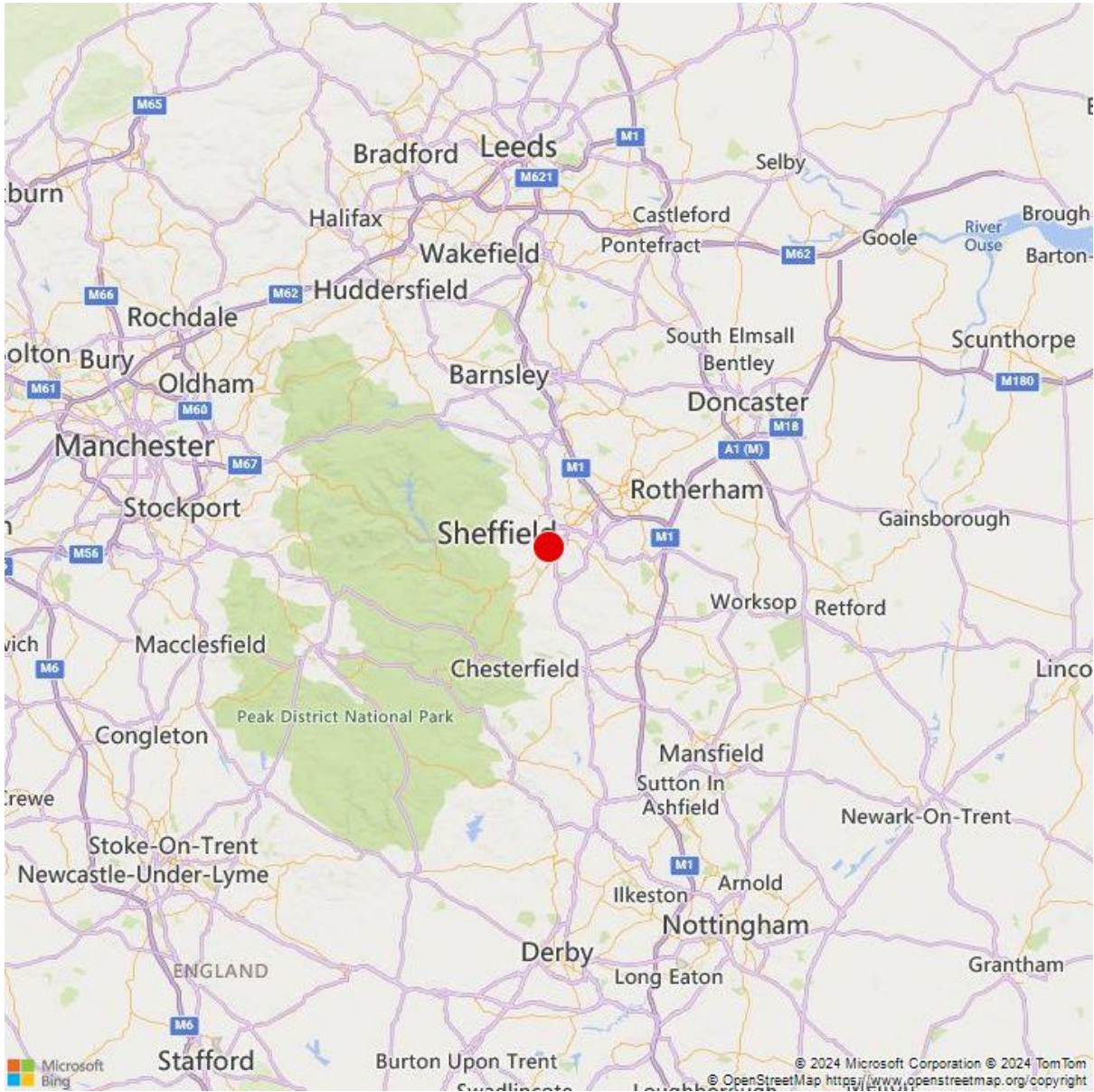
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