

OFFICE - TO LET



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.



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



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.

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

LEGAL COSTS

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

For more information, visit eddisons.com

020 3205 0200



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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

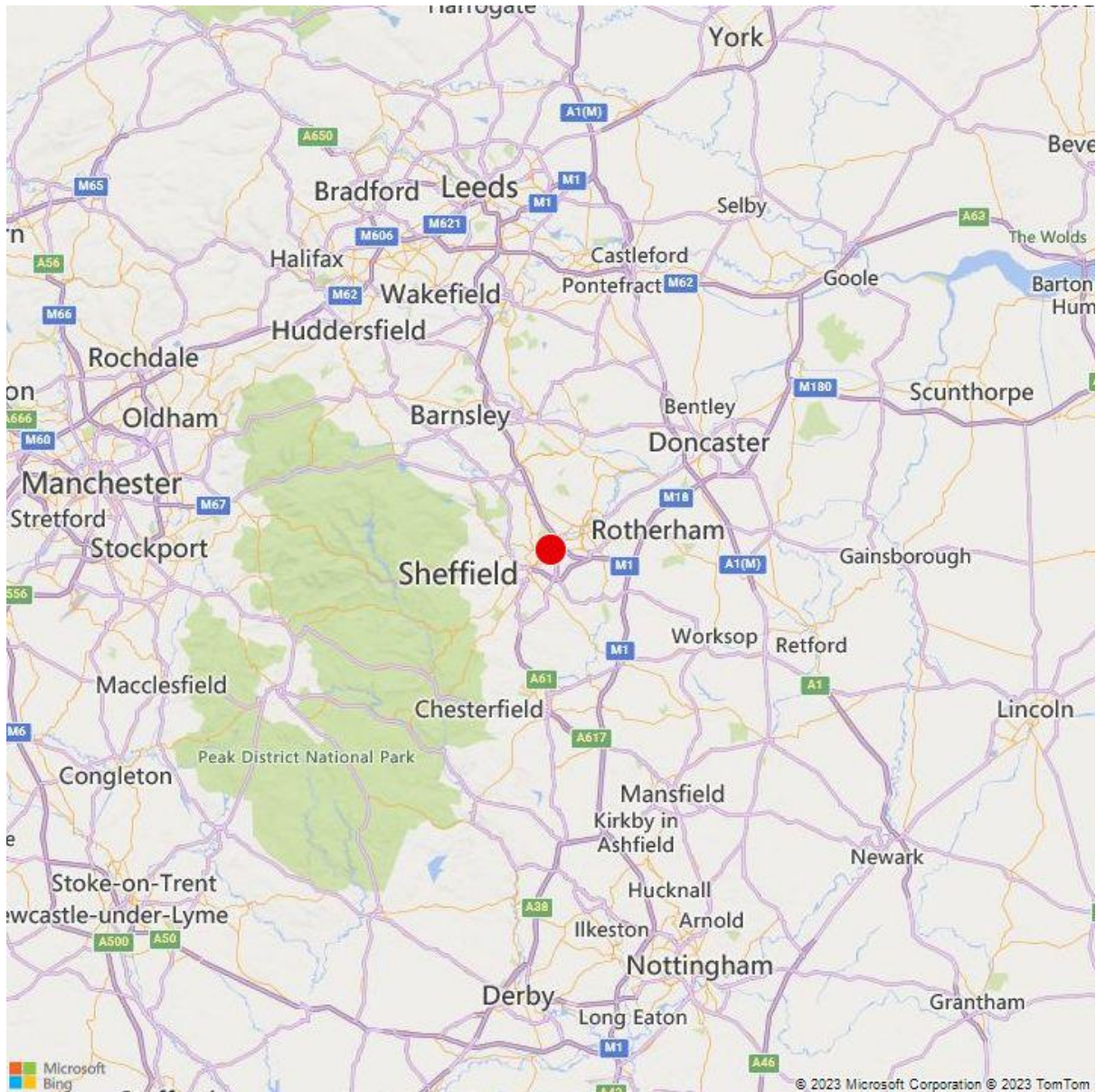
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