



Floor Area:

6,881 Sq. Ft. (639.27Sq. M.)

Property Highlights

- Good quality refurbished office space.
- Modern, open plan configuration.
- Secure undercroft car parking spaces.
- Flexible terms available.

Area Amenities

- Eccleshall Road benefits from numerous retailers, bars and restaurants on the doorstep.
- Excellent access to Sheffield Inner Ring Road.
- Located approximately 1 mile South West of Sheffield City Centre.

Viewing Highly Recommended

For more information, please contact:

Sam Jamieson
Associate
0113 233 7312
sam.jamieson@cushwake.com

Adam Cockroft
Partner
0113 233 8866
adam.cockroft@cushwake.com

St Paul's House
23 Park Square South
Leeds
LS1 2ND

cushmanwakefield.co.uk

Location

The property is prominently located fronting onto Eccleshall Road and directly accessed from the Inner Ring Road, approximately 1 mile to the South West of Sheffield City Centre.

This vibrant location benefits from excellent local amenities including Marks & Spencer immediately opposite and various other retailers, restaurants and bars.

Description

257 Eccleshall Road comprises a brick built, 3 storey self-contained office building with generous on-site car parking provision.

Internally the property comprises good quality, modern office accommodation which is due to be refurbished throughout. The available accommodation is the part first floor.

Externally the property benefits from a landscaped courtyard to the rear.

Specification

The building is due to undergo a refurbishment, presently the general specification includes:

- Raised access floors
- Suspended ceilings
- Passenger lifts
- Male and female WC facilities on each floor
- Manned reception area

Accommodation

The accommodation is measured on a net internal floor area basis.

First Floor	Sq Ft	Sq m
West Wing	6,881	639.27
TOTAL	6,881	639.27

The Property has been measured in accordance with the RICS Code of Measuring Practice 6th Edition.

Terms

The accommodation is available to let as a whole or part on a new effective FRI lease for a term to be agreed. Rent on application.

Floor Plans

Floor plans are available upon request.

Rates

The ingoing tenant will be responsible for the business rates. We advise that interested parties make their own enquiries with the Local Authority.

Energy Performance Certificate

The property has an EPC Rating C. A full copy of the Energy Performance Certificate is available upon request.

VAT

For the avoidance of doubt VAT is applicable to all prices at the prevailing rate.

Legal Costs

Each party will be responsible for their own legal costs incurred in connection with this transaction.



Viewing

Viewing is strictly by appointment through the Joint Agents Cushman & Wakefield and Colloco:

Sam Jamieson
0113 233 7312
sam.jamieson@cushwake.com

Adam Cockroft
0113 233 8866
adam.cockroft@cushwake.com

Tim Bottrill
0114 299 3121
tim@colloco.co

***Subject to Contract – May 2021**