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Single Story Office Suite – South West Sheffield

The Annexe Building, The Manor House, 260 Ecclesall Road South, Sheffield, S11 9PS

To Let

- Modern quality office suite in an enviable location to the South West of Sheffield City Centre
- 1,193 sq ft (111 sq m)
- Fabulous modern office suite, providing open plan accommodation with partitioned office / meeting room
- Shared use of kitchen and WCs
- Generous on site car parking for 4 cars
- Available to let on a new lease

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Fountain Precinct, 7th Floor Balm Green, Sheffield, S1 2JA
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Location

The Manor House, Ecclesall Road South is well located to the South Western side of Sheffield city centre, benefiting from an attractive suburban location. The property is approximately 2 miles from Sheffield city centre and also within a short drive of the Peak District National Park.

Facilities nearby include shops, restaurants and pubs. Further, the building is well served by public transport.

The property may be approached from Ecclesall Road South (A625) close to the junction with Knowle Lane and Millhouses Lane.
Post code – S11 9PS

Description

The suite comprises part of The Manor House complex from Ecclesall Road. From a joint reception, this ground floor office delivers a large open plan flexible workspace, with good natural light. To one side is a good sized office / meeting room and there is access to a communal kitchen and toilet facilities.

Externally there is car parking for 4 cars.



Main specification:-

- Gas central heating
- Suspended ceiling with LED lighting
- Quality decoration and carpeting throughout

Accommodation

The property provides approximately 1,193 sq ft (111 sq m).

Service Charge

There is a service / maintenance charge. This includes ground maintenance, security, utilities and cleaning, but does not include business rates, telephone or IT. Current budget is approximately £1,890 per quarter, over the last 12 months.

Terms / Availability

The office suite is available to let on a new lease at a rental of £16,000 per annum exclusive of VAT, rates, services and service charge, payable quarterly in advance.

EPC

C74.

Legal Costs

Each party to bear their own legal costs incurred in any transaction.

Viewing & Further Information

Please contact Sole Agents:-
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Brochure: 16 January 2018

Photograph: 16 January 2018

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