



**BNP PARIBAS
REAL ESTATE**

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TO LET

The Portergate, Ecclesall Road, Sheffield, S11 8NX

Modern office space with onsite parking

6,818 sq ft (633.39 sq m) - 15,950 sq ft (1,481.79 sq m)



LOCATION

The property is located on Ecclesall Road approximately one mile west of Sheffield City Centre. The area boasts a wealth of superb local amenities including excellent shopping and bars/restaurants.

- Sheffield Train Station - 1.2 miles
- J34 M1 Mototray - 5.5 miles
- Meadowhall Shpping Centre - 5.5 miles
- Leeds - 35 miles
- Manchester - 38 miles

ACCOMMODATION

The accommodation is located on the ground floor of this 3 storey building and is split on each floor into 2 main wings reffered to as the East and West Wings.

Good basement car parking provision of approximately 1 space per 391 sq ft. Additional spaces may be availbel to rent on a monthly basis subject to availability.

First Floor	Sq Ft	Sq M	Parking Spaces
West Wing	6,818	633.39	17
East Wing	9,132	848.40	23
Total	15,950	1,481.79	40

SPECIFICATION

- The internal specification is good and benefits from the following:
- Main ground floor reception
- Raised access floors throughout
- Fully carpeted
- Large open plan floor plates, easily sub-divisible if required
- Suspended ceilings incorporation recessed Category II lighting
- Solar tinted double glazing
- Comfort cooling
- Gas central heating
- Two 13 person lifts with direct basement access
- DDA compliant

RATING

The building is rated under a single assessment. Should part of the building be taken then particular space will need to be reassessed by the VOA.

SERVICE CHARGE

The current service charge for the building is running at approximately £3.50 per sq ft per annum.

CONTACTS

For further information or to arrange a viewing please contact:

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