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To Let

The Quadrant, 99 Parkway Avenue, Sheffield,  
S9 4WG

Office suites available from 269 – 3,000 sq ft



- Short-term leases available
- Attractive office area with meeting and conference facilities
- Inclusive rent
- Close proximity to the city centre
- Excellent car parking available

## LOCATION

The Quadrant is prominently located adjacent to the A630 Sheffield Parkway, approximately 10 minutes drive from the centre of Sheffield and junction 33 of the M1.



## DESCRIPTION

The Quadrant is a business centre comprising of various office suites at a range of sizes. The property benefits from having its own in-house meeting facilities which are available at half price to tenants. Offices are finished to an excellent specification and are available on an inclusive basis, with most outgoings included in the rent.

Each floor benefits from its own toilets, kitchen and shower facilities and hallways which can be utilised as 'free' meeting areas with colleagues or clients. The Quadrant also offers greeting services, mail sorting for incoming mail and franking for outgoing mail and also a copying service for all of its tenants.

Excellent parking is also available on-site and additional parking can also be catered for. Further information is available at [www.quadrantssheffield.com](http://www.quadrantssheffield.com)

## ACCOMMODATION

Suites are available from 269 to 3,000 sq ft. Offices can be fitted to each tenant's individual requirements prior to commencement of the lease.

## SERVICES

All mains services are connected and available at the property.

## TENURE

Short-term leases are available for smaller or start-up businesses with longer leases available for larger businesses. Space is available from around £25 per square foot.

## VIEWING

Strictly by appointment with the sole agent:-

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