



TO LET

CARBROOK HALL ROAD
ATTERCLIFFE COMMON, SHEFFIELD



GROUND FLOOR OFFICE SUITE 2,910 sq ft (271 sqm)

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UNIT 25 CARBROOK HALL ROAD - GROUND FLOOR SUITE
 ATTERCLIFFE COMMON, SHEFFIELD, S9 2EJ

DESCRIPTION:

Unit 25 is a modern, two-storey, office property. The ground floor suite is available to let and the first floor is occupied by Bridewell UK Ltd.

Internally the property benefits from a high quality specification, offering a mixture of open plan and cellular office accommodation with moveable partitioning in place. There is also a small kitchenette and male, female and disabled WC's situated within the common areas.

The specification of the office areas includes the following features:

- **Comfort cooling cassettes**
- **Raised flooring**
- **Suspended ceilings incorporating recessed lighting**
- **Central heating**
- **Kitchen facilities on both floors**
- **Male/female disabled WC's**

Externally, there are 10 car parking spaces available.

ACCOMMODATION:

Ground floor	2,910 sq ft	271 sq m
TOTAL	2,910 sq ft	271 sq m



Meadowhall - 0.7 miles



Centertainment - 0.4 miles

LOCATION:

Carbrook Hall Road is situated in the heart of the Lower Don Valley, close to Meadowhall, ½ mile from J34 of the M1 and 3 miles north of Sheffield City Centre. The unit itself is prominently located adjacent to Attercliffe Common (A6178) the main arterial route linking Sheffield Centre to J34 of the M1.

There are a variety of amenities close by together with good public transport connections by rail, tram and bus. Established businesses in the vicinity include HSBC, Santander, Insight and Barclays.

TERMS: The accommodation is available to let by way of a new lease on terms to be agreed.
COSTS: Each party to bear their own costs in completion of legal documentation.
VAT: VAT is payable at the prevailing rate.
BUSINESS RATES: Business Rates are payable. Interested parties should make their own enquiries with the local authority.

VIEWING: Strictly by appointment with sole retained agents.

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