

TO LET

Don Valley House, Savile Street East, Sheffield S4 7UQ

3rd Floor Office Accommodation
5,100 sq ft (473.86 sq m)



DESCRIPTION

Don Valley House is a prominent 5 storey office building which has undergone a programme of internal refurbishment in recent times, including an enlarged rear surfaced car park.

The property benefits from a high quality reception area with commissionaire and has both stair and lift access. In addition, there is a goods lift which runs to all floors within the building.

The 3rd floor provides a mix of open-plan and cellular accommodation ideal for the modern working environment. The suite benefits from a kitchenette and male and female toilet facilities.

Externally there is generous car park with the ability to allocate upwards of 20 parking spaces with the floor.

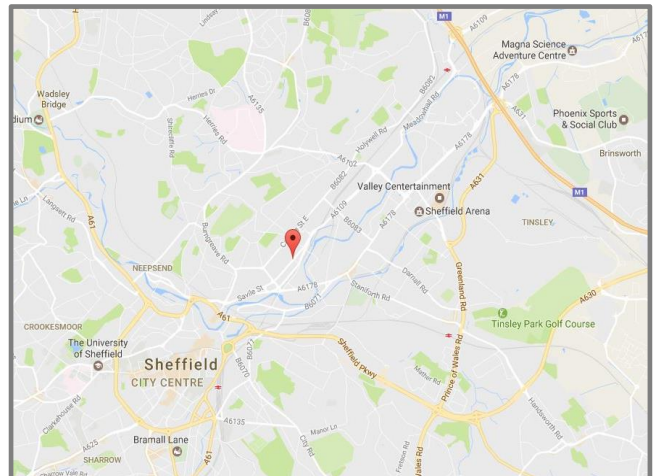


LOCATION

Don Valley House is a landmark office building located in the heart of Don Valley area, which has been the subject of extensive inward investment and development in recent times. The building fronts onto Savile Street East (A6109) with Sheffield City Centre approx 1 mile to the West and the M1 Motorway at junction 34 to the East, providing excellent local and regional transport links.

Local occupiers include Tesco, Lookers Ford, Land Rover, UPS, Gripple and Halfords Auto Centre.

- Sheffield – 1 miles (1.60km)
- A61 – 0.8 mile (1.26km)
- A619 – 1.73 miles (2.79km)
- M1 J34 – 2.7 miles (4.35km)
- M18 – 9.0 miles (15 km)



ACCOMMODATION

The property has been measured on a Gross Internal basis (GIA) in accordance with the RICS Code of measuring practice 6th edition. Areas quoted are approximate and should not be held as 100% accurate.

	SQ FT	SQ M
3 rd Floor	5,100	473.86
Total	5,100	473.86



The available accommodation is currently configured to provide high quality office space of circa 5,100 sq ft. Consideration will also be given to sub-division of the available space to provide suites of smaller sizes. The current specification comprises:

- Suspended ceilings
- Recessed lighting
- Carpet tiled flooring
- Radiator heating
- Network cabling

BUSINESS RATES

The 3rd Floor is held under 2 RV assessments totalling £30,500. Any enquiries to business rates should be made to the local authority. The Billing authority reference for the property is – N00000159330132 & N00000159330039. Any interested party should make their own enquiries as to the rates liability for his property.

EPC

Don Valley House has an EPC rating of 62 (Band C). A copy of the certificate and recommendation report is available upon request.

TERMS

The premises are available on a new full repairing and insuring lease for a term to be agreed at a commencing annual rental of £5.00 per sq ft per annum exclusive of business rates and VAT. VAT is applicable at the appropriate rate.

CONTACTS

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