

20 Abbey Lane,
Sheffield, S8 0BL

945 Sq Ft (87.79 Sq M)

- Rare opportunity to acquire office space in south Sheffield
- Excellent natural light
- Self-contained
- Surrounded by a variety of amenities

TO LET

OFFICE SPACE

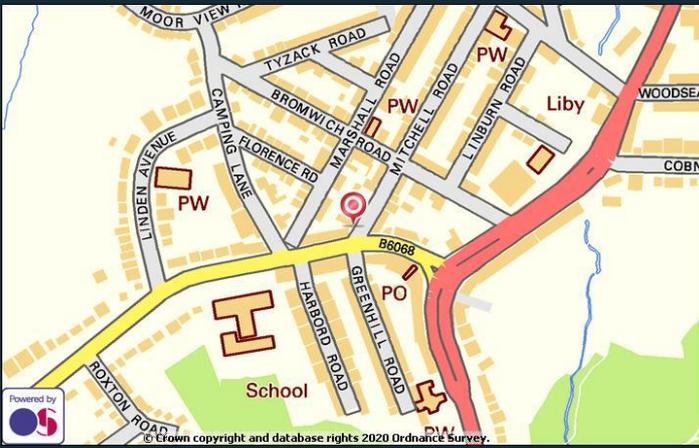


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St James House, Vicar Lane, Sheffield, S1 2EX



LOCATION

The property is located on the north side of Abbey Lane, occupying a prominent position at its junction with Mitchell Road.

Chesterfield Road (A61), which is the main road running through Woodseats, is situated approximately 100 metres to the east which in turn provides access to Sheffield city centre, approximately two and a half miles to the north, and various suburbs to the south.

Woodseats itself is a popular area with a plethora of occupiers including numerous local and national retailers providing excellent amenities for staff.

Transport links are excellent given the proximity to the aforementioned Chesterfield Road / A61 which provides access to the wider Sheffield road network as well as numerous bus routes.

DESCRIPTION

The space is situated on the first floor of a detached two storey building providing approximately 945 sq ft of office space. The suite is self-contained and benefits from a kitchen, WC and excellent natural light.

The suite is currently arranged as a number of small rooms with an open plan area to the front of the property, however many of these are formed by demountable partitioning therefore the space can be made more open plan if required.

Offices are at a premium in the area therefore the building offers an excellent opportunity to acquire a unit in such a popular location.

The space would also be suitable for use as a studio, subject to planning.

TERM

A new lease is available directly from the landlord for a term by arrangement.

RENT

£7,500 per annum exclusive.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating 'E'. Certificate available on request.

RATING

Interested parties are advised to make enquiries with the relevant authority.

VALUE ADDED TAX

The building is NOT elected for VAT.

ACCOMMODATION

| | |
|--------------------|------------------------|
| First Floor | 945 Sq Ft (87.79 Sq M) |
|--------------------|------------------------|

INSPECTIONS & FURTHER INFORMATION

Viewings strictly by prior appointment with sole the agents:

Tom Shelton MRICS
 Barnsdales - Chartered Surveyors
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