



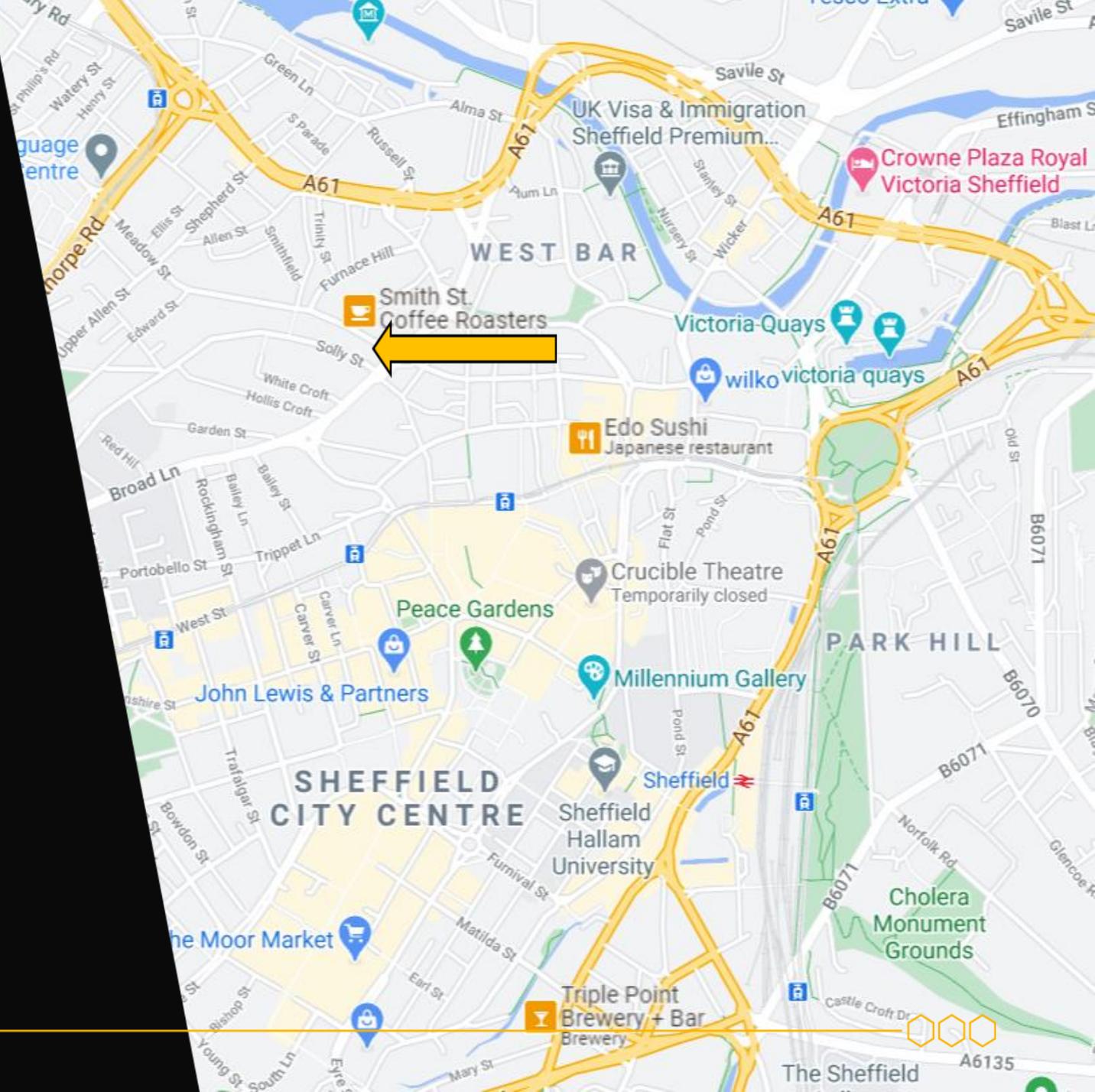
## Offices Premises For Sale/To Let

Unit 2, Metis Building, Scotland Street, Sheffield, S3 7AT



# LOCATION

The Metis Building is located in the northern part of Sheffield city centre in a prime location close to local shops, restaurants and leisure occupiers. Sheffield train station is just a 16-minute walk from the office and the nearest bus stop is just one-minute away by foot, ensuring the centre has great public transport links. Nearby to the centre are hotels, restaurants, cafes along with Sheffield Hallam University. The office has parking (8 spaces provided) and the A61 is in close proximity which is a main route into and out of the city centre, towards the M1. Manchester is just 38-miles away and Leeds just 35-miles away. Nearby occupiers include Hampton by Hilton Hotel, HSBC offices and BMW.



# ACCOMODATION

The Metis building comprises of ground and first floor office accommodation arranged as five separate units, which forms part of a modern residential development. Unit 2 comprises an open plan office split over the ground and first floor.

The property benefits from the following specification:

- Suspended ceilings
- 24 hours access
- Separate male & female WC
- Raised floors
- Modern Décor
- Passenger lifts
- 8 secure and private car parking spaces



## ACCOMMODATION

The office space provides the following approximate floor areas on a Net Internal Area (NIA) basis:

<b>Ground Floor:</b>	<b>1,405 sq ft</b>	<b>130.53 sq m</b>
<b>First Floor:</b>	<b>826 sq ft</b>	<b>76.74 sq m</b>
<b>Total:</b>	<b>2,231 sq ft</b>	<b>207.27 sq m</b>

## SALE

Offers in the region of £285,000

## RENT & SERVICE CHARGE

£9.99psf per annum exclusive.

More information on service charge will be provided upon application.

## TENURE

Long Leasehold – Held for a term of 250 years from 1<sup>st</sup> January 2004 at a peppercorn rent.

Alternatively, available by way of a new lease.

## BUSINESS RATES

Rateable Value:	£28,000
Rates Payable 20/21:	£13,972 per annum

## USE

Use Class E permitted.

## EPC

Details available upon request.

## VAT

All figures are exclusive of VAT.

## LEGAL COSTS

Each party to cover their own legal costs.

## CONTACT

Through Sole Agents:

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