

Mark Jenkinson & son

ESTABLISHED 1877

INDEPENDENT PROPERTY PROFESSIONALS



MODERN OFFICE SUITE

First Floor Office Suite, Dodd Street, Sheffield – S6 2NR

- 292 sq ft (27.13 sq m)
- Modern office suite
- Flexible terms (easy in easy out)
- Excellent location a short walk from the amenities in Hillsborough

TO LET

LOCATION



Energy Performance Certificate HM Government
 Non-Domestic Building

FIRST FLOOR OFFICES
 Eurobrod Embroidery
 Dodd Street
 SHEFFIELD
 S6 2NR

Certificate Reference Number:
 0481-0637-9489-2604-5006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+ (Net zero CO₂ emissions)

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

70 This is how energy efficient the building is.

DESCRIPTION AND ACCOMMODATION

The office is completed to a modern specification with suspended ceilings, recessed lighting, perimeter trunking, central heating and intercom access. The kitchen and toilet facilities are shared with the other occupiers.

First Floor	Area (sq.m.)	Area (sq.ft.)
Office 1	27.13	292

LEASE TERMS AND RENT

The suite is available on easy in easy out terms subject to a minimum 3 month period at £400 plus VAT per month. Longer term requirements can also be accommodated.

The fee is inclusive of business rates, gas, electricity and water but exclusive of VAT. Broadband and phones are to be arranged by the tenant directly.

MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations the source of funding and identification will need to be provided by the successful purchaser/tenant. We will undertake a search with a Credit Reference Agency for the purposes of verifying the identity provided. For further information please contact the agents.

VAT & COSTS

VAT is applicable at the prevailing rate. Each party are to be responsible for their own costs.



VIEWING ARRANGEMENTS

For further information please contact the agents – Mark Jenkinson and son
 Surveyor acting: Philip Dorman MRICS
 Tel: 0114 276 0151
 Email: philip@markjenkinson.co.uk

Disclaimer – November 2020

These particulars are believed to be correct, however their accuracy is not guaranteed and they do not form any part of any contract.

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