

TO LET.

Modern Second Floor Office Suite.



1C & 1D, South West Centre, Troutbeck Road, Sheffield, S8 0JR.

Approximately 1,116 sq ft (103.66 sq m).

Location.

The property is situated at end of Troutbeck Road, which is accessed directly from Abbeydale Road, approximately 2 miles to the south / south west of Sheffield City Centre. Abbeydale Road (A621), forms one of the main arterial routes linking Sheffield City Centre with the affluent suburbs of south west Sheffield.

The property is well located to take advantage of a vast range of amenities within the locality, including a Tesco Superstore, and retail development on Archer Road that includes occupiers such as Sainsburys and McDonalds, and several local and more national retailers situated on Abbeydale Road itself. The property provides an excellent location for non-central city centre offices. The location is well placed for public transport and is a good place for businesses who require access to the residential suburbs on the south western side and Peak District beyond.



Description.

Unit 1C&D comprises a second-floor office suite within a terraced office building. The property benefits from a communal entrance hallway / service core with stairwell access to the upper floors and full communal wc facilities on the first floor.

The available suite provides an open plan office space, board room / smaller office room, kitchenette and a separate store / interview room. The specification briefly includes carpet floor coverings, wall mounted gas central heated radiators, decorated walls, perimeter trunking for power and data and suspended ceilings with lighting.

Externally, the accommodation benefits from 3 allocated car parking spaces within a shared car parking area. A further 3 car parking spaces are available by separate negotiation.



Accommodation.

The accommodation provides the following approximate Net Internal Areas (NIA):

| Description | Sq m | Sq ft |
|-------------|--------|-------|
| Suite 1C&1D | 103.66 | 1,116 |

Terms.

The property is available by way of a new lease, directly from the Landlord, on terms to be agreed.



Quoting Rent.

The quoting rent is £13,500 per annum exclusive.

Service Charge.

A Service Charge is payable for the maintenance and upkeep of the common areas of the building and wider estate. Further details available on request.

Business Rates.

We understand the premises have a rateable value of £5,900.

EPC.

Available upon request.

Legal Costs.

Each party is to be responsible for their own legal costs incurred in any transaction.

VAT.

All figures quoted are exclusive of VAT at the prevailing rate, where applicable.

Contact.



For further information, or to arrange a viewing, please contact sole agents:

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