

Mark Jenkinson & son

ESTABLISHED 1877

INDEPENDENT PROPERTY PROFESSIONALS



SECOND FLOOR OFFICE SUITES

SECOND FLOOR, 8 CAMPO LANE, SHEFFIELD S1 2EF

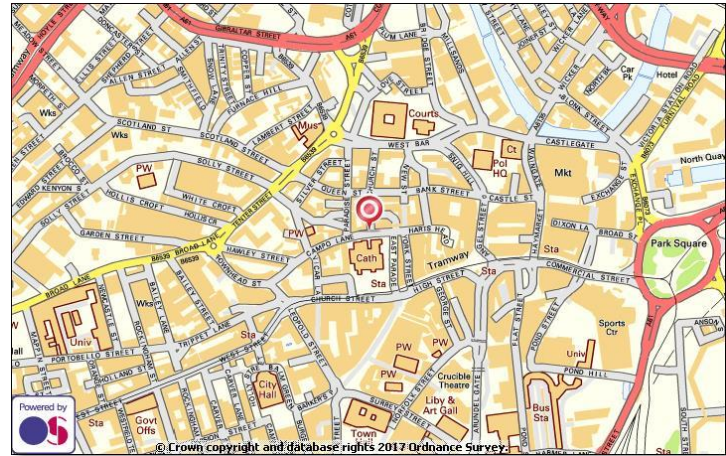
- Second floor office accommodation
- 72.46 SQ.M (780 SQ.FT.)
- Flexible Lease Terms
- Located in Sheffield City Centre Cathedral Quarter
- Close Proximity to public car parks and supertram stops
- Neighbouring a range of office accommodation and retail service providers

TO LET

LOCATION

The property is located on Campo Lane to the rear of the Cathedral and near to the junction of N Church Street. Campo Lane is within Sheffield City centre, parallel to the supertram route and Cathedral Tram Stop. Campo Lane is easily accessed from the West or North side of Sheffield Inner ring road via Broad Lane or Corporation Street.

There are a wide variety of occupiers in the immediate area with neighbouring properties home to property specialists, solicitors, beauticians and the Cathedral.



DESCRIPTION

The property comprises 3 interconnecting office suites with additional store room set out with plenty of natural light through large sash windows, carpeted flooring and tall ceiling heights.

The fourth office is accessed separately at 2nd floor level comprising a square office with wooden floor and north facing windows.

The tenant will have use of shared male and female WC's at second floor level and shared kitchenette at first floor level.

ACCOMMODATION

Description	Area (sq.m.)	Area (sq.ft.)
Second Floor Office	43.34	467
Individual Office	29.12	313
TOTAL	72.46	780

TERMS/RENT

The property is available by way of a new internal repairing and insuring lease on terms to be agreed at an asking rent of **£8,400 per annum.**

SERVICE CHARGE

The office forms part of a building with shared facilities. The rent is inclusive of the charge payable for upkeep of common parts.

BUSINESS RATES

The premises have a rateable value of;

2 nd Floor Office	£2,275
Part 2 nd Floor Office	£1,500

The amount payable is calculated using the appropriate UBR and applying any reliefs.

For further info please visit www.gov.uk/calculate-your-business-rates

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.

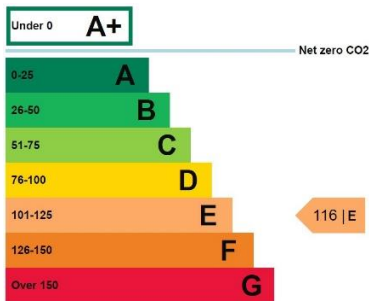
VAT & COSTS

Each party is to be responsible for their own costs.

VAT is not applicable.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating E



VIEWING ARRANGEMENTS

For further information or to arrange a viewing please contact the agents – Mark Jenkinson and son

Surveyor acting: Jake Bond
 Tel: 0114 276 0151
 Email: jake@markjenkinson.co.uk

Disclaimer – May 2021

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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