



Unit 2, Waterside Court, Bold Street, Sheffield, S9 2LR

Modern detached office building

Tenure	To Let / For Sale
Available Size	6,236 sq ft / 579.34 sq m
EPC Rating	D (89)

Key Points

- Modern detached office over two levels
- Large car park with approximately 18 vehicles spaces
- Sheffield Arena, Valley Centertainment and Meadowhall Shopping Centre are all within the area.
- Located in the Lower Don Valley area of Sheffield
- Good transport links to Sheffield city centre and the M1 Motorway
- Could be suitable for whole or part letting / owner occupation

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Summary

Available Size	6,236 sq ft
EPC Rating	D (89)

Description

The property comprises a modern two storey detached pavilion style office. Internally the property is fitted to a high standard with mainly open plan and some cellular offices. There is a large staff room and kitchenette at ground floor level. At first floor level there is kitchenette.

The offices include a section of glass partitioned offices at ground floor and first floor level. The entrance hall and lobby has a steel and timber staircase which leads to the first floor. There is a passenger lift access between ground and first floor levels.

The offices include air conditioning, raised accessed floor, modern suspended ceilings with Category 2 fluorescent strip lighting, security alarm, CCTV and data/power points. There is a male, female and disabled WC at ground floor level. There is a male and female WC at first floor level.

Externally there is tarmac surfaced car park with approximately 18 parking spaces.

Location

The property is located on Bold Street, which is accessed from Hawke Street and Attercliffe Common. The property is situated in the centre of the Lower Don Valley area of Sheffield. Sheffield city centre is approximately three miles to the south.

There is excellent road links to the M1 motorway and to Sheffield city centre. The property is in close proximity to Sheffield Arena, Valley Entertainment and within easy reach of Meadowhall Shopping Centre.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m
Ground	3,131	290.88
1st	3,105	288.46
Total	6,236	579.34

Viewings

For further information or viewings, please contact the agent:

Francois Neyerlin

Telephone: 0114 281 2183

Email: francois.neyerlin@smcommercial.co.uk

Tenure

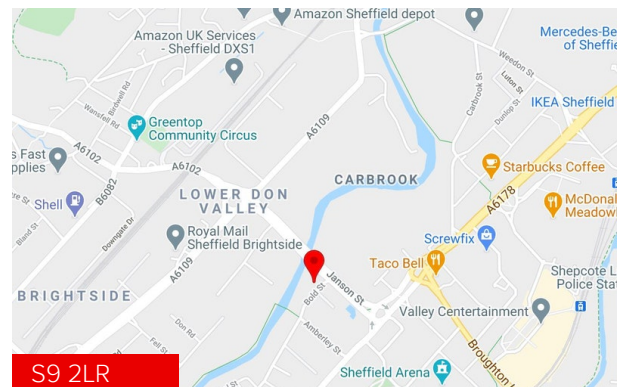
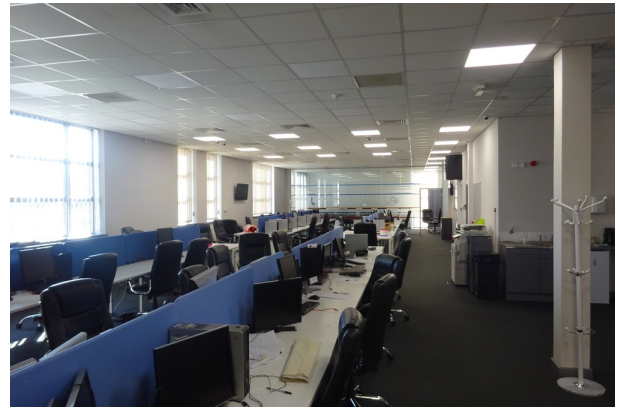
The property is held by way of a long leasehold interest (SYK537613) of 999 years from 30th December 2002 at a peppercorn rent.

Lease Terms / Rent

The property is available to let by way of a new lease for a term to be agreed.

Incentives are available for the right tenant. The client may consider letting on a floor by floor basis to suit tenant requirements. For more information please get in touch.

Rent on application.



Viewing & Further Information

Francois Neyerlin

0114 281 2183

francois.neyerlin@smcommercial.co.uk

More properties @ smcommercial.co.uk

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Price

Price on application.

Commute

Sheffield city centre: 12 minutes (road)

Rotherham: 10 minutes (road)

Hillsborough: 12 minutes (road)

Millhouses: 16 minutes (road)

Meadowhall: 4 minutes (road), 27 minutes (walking)

Parking

There are 18 dedicated car spaces included with the building, 9 per floor if split on a floor by floor basis.

