

OFFICES – FOR SALE/TO LET



UNIT 8, SHEPCOTE OFFICE VILLAGE, SHEPCOTE LANE, SHEFFIELD. S9 1TG

Sale Price: £395,000

Size: 3,022 sq ft (280.74 sq m)

Rent: £39,000 per annum

- Semi Detached Modern Offices fully fitted with Open Plan and Partitioned Offices
- High specification and available for immediate occupation
- 7 car parking spaces
- Available either For Sale or To Let

LOCATION

The property is situated in a prominent position visible from Europa Link at the Junction with Shepcote Lane with access directly from Shepcote Lane leading to Junction 34 of the M1 Motorway within 1½ miles of the property. Sheffield City Centre lies approximately 3 miles due west.



DESCRIPTION

The property comprises a semi detached two storey campus style office with a mix of full height brickwork and large glazed element with the property being surmounted by a pitched roof over. Internally, the property is arranged with ground floor reception having lift access and stairs to first floor with central hallway at ground floor giving access to meeting room, rear open office and amenity area having disabled compliant W.C, shower room, male and female W.C's and kitchen area. The first floor provides predominantly large open plan office with two full height modular glazed partitioned offices to the rear. Externally, the offices benefit from 7 car parking spaces together with one electric vehicle charging point.

SERVICES

Mains electricity and water are available to the premises.

Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

ACCOMMODATION

All measurements are approximate prepared on a net internal area basis. IPMS areas are available on request.

	M ²	SQ FT
Ground Floor		1,492
	138.60	
First Floor	142.14	1,530
TOTAL		3,022
	280.74	

PRICE/RENT

The property is available by way of either the sale of the Long Leasehold Interest with 232 years remaining at a figure of £395,000.

Alternatively the property is available by way of a new 5 or 10 year FRI lease at a rental of £39,000 pax.

VAT

We understand that VAT will not be charged on the sale price or rental.



BUSINESS RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value of £30,000.

TENURE

Long Leasehold

For more information, visit eddisons.com

020 3205 0200



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LEGAL COSTS

Each party to bear their own costs in relation to the transaction.

EPC

The property has an EPC rating of D (84) - Valid until the 3rd of April 2028. A copy of the EPC is available on request.

SERVICE CHARGE

A Service charge will be made for the maintenance and repair of external landscaped areas and common estate areas.

ANTI-MONEY LAUNDERING

Please note all prospective parties will need to be verified for anti-money laundering purposes prior to the deal being agreed.

VIEWING

Strictly by appointment with the sole agents:- Eddisons

1 Blackburn Road

Sheffield

S61 2DW

Contact: George Thompson

george.thompson@eddisons.com

(0114) 2449121 Mobile - 07831 446 313

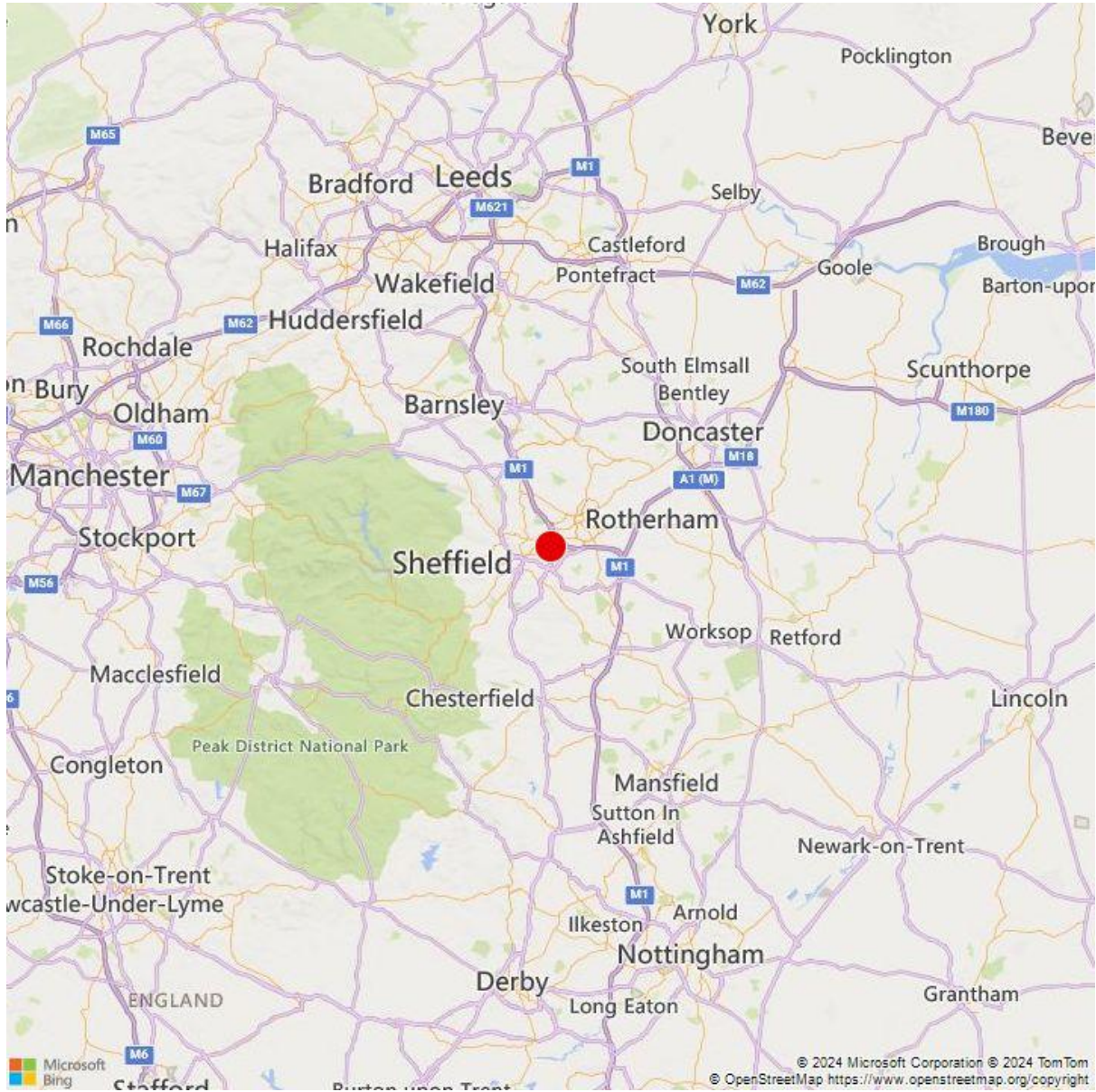
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