




FORGEHOUSE

UNIT A, CARBROOK HALL ROAD SHEFFIELD S9 2EH

High Quality Self Contained Office

Available To Let 2,513 sq ft - 5,037 sq ft (233.5 sq m - 468 sq m)

• EXCELLENT TRANSPORT LINKS • 30 CAR PARKING SPACES • HIGH QUALITY FIT OUT

Location:

The premises are prominently situated on Carbrook Hall Road which is accessed immediately off Attercliffe Common (A6178), the main arterial route from Sheffield City Centre to Junction 34 of the M1 motorway. The property is opposite Meadowhall Retail Park and close to Meadowhall Shopping Centre and Valley Centertainment, all of which provide an excellent range of staff amenities.

Description:

The property provides a modern two storey office. Access to the building is via a double height fully glazed reception area.

Specification:

- LG7 compliant lighting
- Air conditioning
- Eight person passenger lift
- 30 car parking spaces
- Kitchen facilities
- DDA compliant
- EPC Rating C57

Accommodation:

Floor	sq ft	sq m
Ground Floor	2,524	234.5
First Floor	2,513	233.5
Total (NIA)	5,037	468

Terms: Available as a whole or on a floor by floor basis on new lease terms to be agreed.

Example open plan office

High Quality Office Suites



SATELLITE NAVIGATION: S9 2EH



Viewing:
By prior appointment
with the agent.

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