

0114 2449121

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OFFICES - TO LET

Eddisons



REDWOOD HOUSE, 68 BROWN STREET, SHEFFIELD, SOUTH YORKSHIRE S1 2BS

Rent: £48,000 per annum exclusive

Size: 6,877 sq ft (638.87 sq m)

- Two storey office with light and secure storage.
- Located close to the City Centre, University and opposite Yorkshire Artspace.
- Available on new lease.

LOCATION

The property is located to the western side of Brown Street close to the junction with Patternoster Row and Sheaf Square within Sheffield City Centre. Sheaf Square gives close access to Sheffield Railway Station and Bus Station with Sheffield Hallam University City Campus and numerous University buildings and Yorkshire Artspace all being located close by.



DESCRIPTION

The property comprises a two storey office/business unit of brick construction being surmounted by a parapet flat roof onto Brown Street and pitched roof facing the Arundel Lane frontage. The building is arranged with two storey offices, lower ground floor secure storage, ground floor and upper ground floor level with offices, storage or inside parking providing alternative parking for several vehicles accessed via electric roller shutter door from Arundel Lane. At first floor level there is a large open plan office with a series of linked private offices and ancilliary space.

Externally the property benefits from two tandem car parking spaces with two electric vehicle charging points to the side of the building.

SERVICES

The building is presently occupied and we are advised that the property benefits from mains electricity, water, high speed internet cabling and a comprehensive security system with electric roller shutter doors to the windows onto Brown Street and having 2 electric vehicle charging points. We understand that there is a mains gas supply nearby but not into the building at present.

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.

	M ²	SQ FT
Ground Floor Office		
Entrance, Reception, Open Office, Boardroom, Six Stores, Separate Ladies and Gents WC	168.34	1,812
Upper Ground Floor		
Games Room, Inner Offices 1 and 2, Office 3, Large Plan Office 4, Kitchenette and Separate Ladies and Store with Gents WC and Open Plan Office	258.27	2,280
First Floor		
Two Offices, Secure Store and Large rear Open Plan Office	212.28	2,285
TOTAL	638.9	6,877



For more information, visit eddisons.com
T: 0114 2449121

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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PRICE

£48,000 per annum exclusive, paid quarterly in advance. Subject to covenant strength, a Bond may be required.

VAT

We understand that VAT is not payable on the rental and/or on any items detailed above.

LEASE TERMS

The property is available by way of a new 3, 6 or 9 year fully repairing and insuring lease with three year rental reviews.

BUSINESS RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value of £39,000 as at 1 April 2023.

TENURE

Leasehold

LEGAL COSTS

The incoming tenant will be responsible for the landlord's reasonable legal costs in connection with the transaction.

EPC

An EPC will be provided on request from the Agent.

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

Ref: 751.1232143

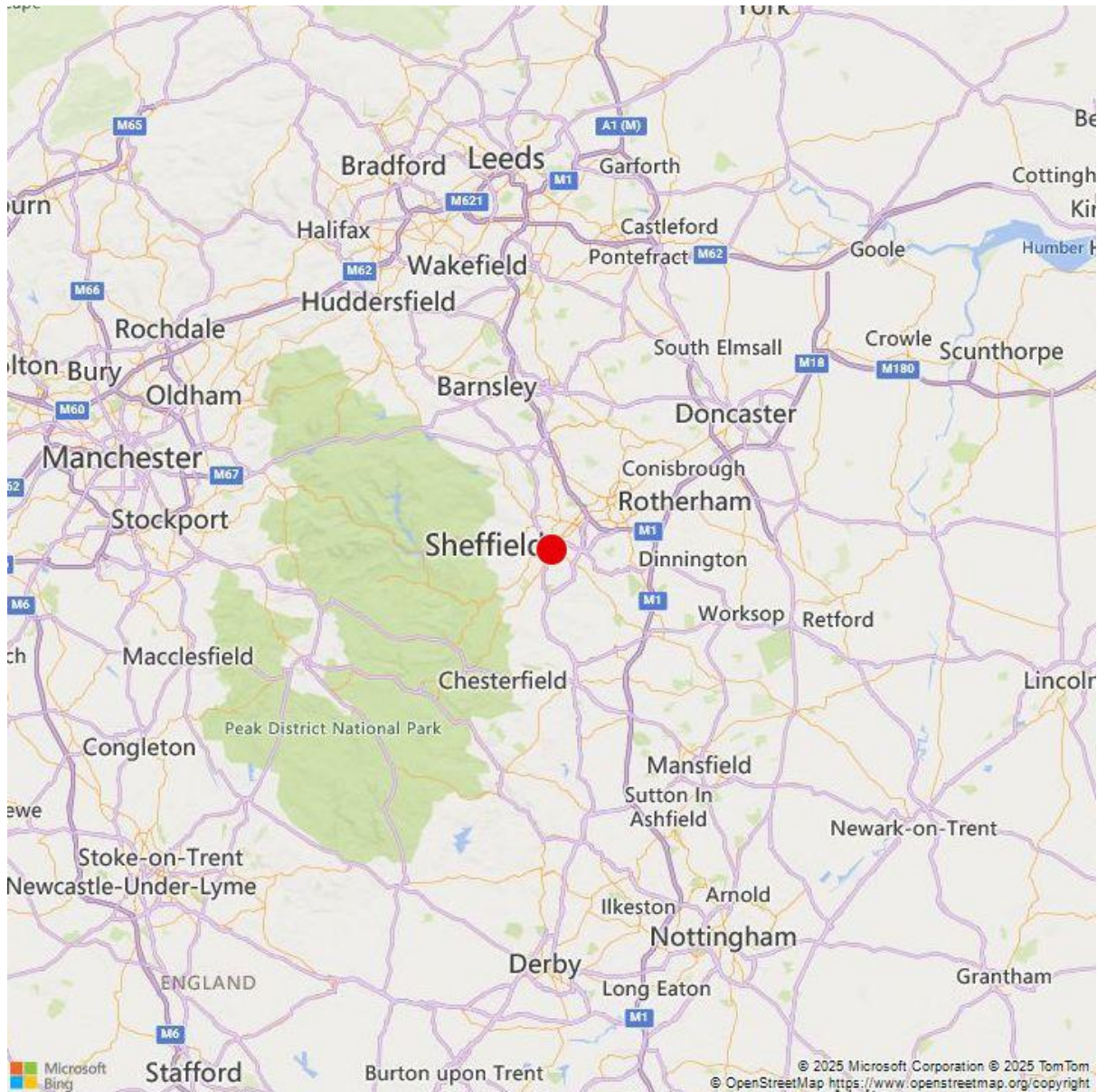
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