



SELF CONTAINED OFFICES TO LET (MAY SELL)

**UNIT 2
METIS BUILDING
SCOTLAND STREET
SHEFFIELD
S3 7AT**



LOCATION

The Metis Building is situated in a prominent location fronting Tenter Street on the corner with Scotland Street within the West Bar area of Sheffield City centre. Tenter Street provides easy access to the inner ring road (A61) leading directly to Sheffield Parkway and the M1 at Junction 33. Sheffield city centre is within a short walk offering all the amenities one would expect of the UK's fifth largest city. Developments nearby include Hampton by Hilton Hotel, West Bar, Pennine Centre, Velocity and Hollis Croft.

DESCRIPTION

The Metis building comprises of modern office accommodation arranged as five separate units, which form part of a modern residential development. Unit 2 comprises an open plan office split over ground and mezzanine floors. The property benefits from the following specification:

- Suspended ceilings
- 24 hours access
- Separate male & female WC's
- Fitted kitchen
- Raised access floors
- Fully carpeted
- Secure car parking – 6 spaces

ACCOMMODATION

The property comprises the following net internal floor areas:

Area	Sq M	Sq Ft
Ground Floor	130.53	1,405
Mezzanine	76.74	826
Total	207.27	2,231

TERMS

The property is available to let on flexible, full repairing and insuring lease terms at a quoting rent of £10/sq ft and further details are available upon application.

Alternatively, consideration would be given to a sale of the long leasehold and further information is available from the agents.

BUSINESS RATES

The premises are understood to have the following rating assessment;

Description: Offices & Premises
Rateable Value: £28,000

Interested parties are advised to confirm this information and the exact rates payable with the Local Rating Authority.

PLANNING

The property currently has the benefit of Class E planning consent however alternative uses may also be considered subject to obtaining the necessary consents.

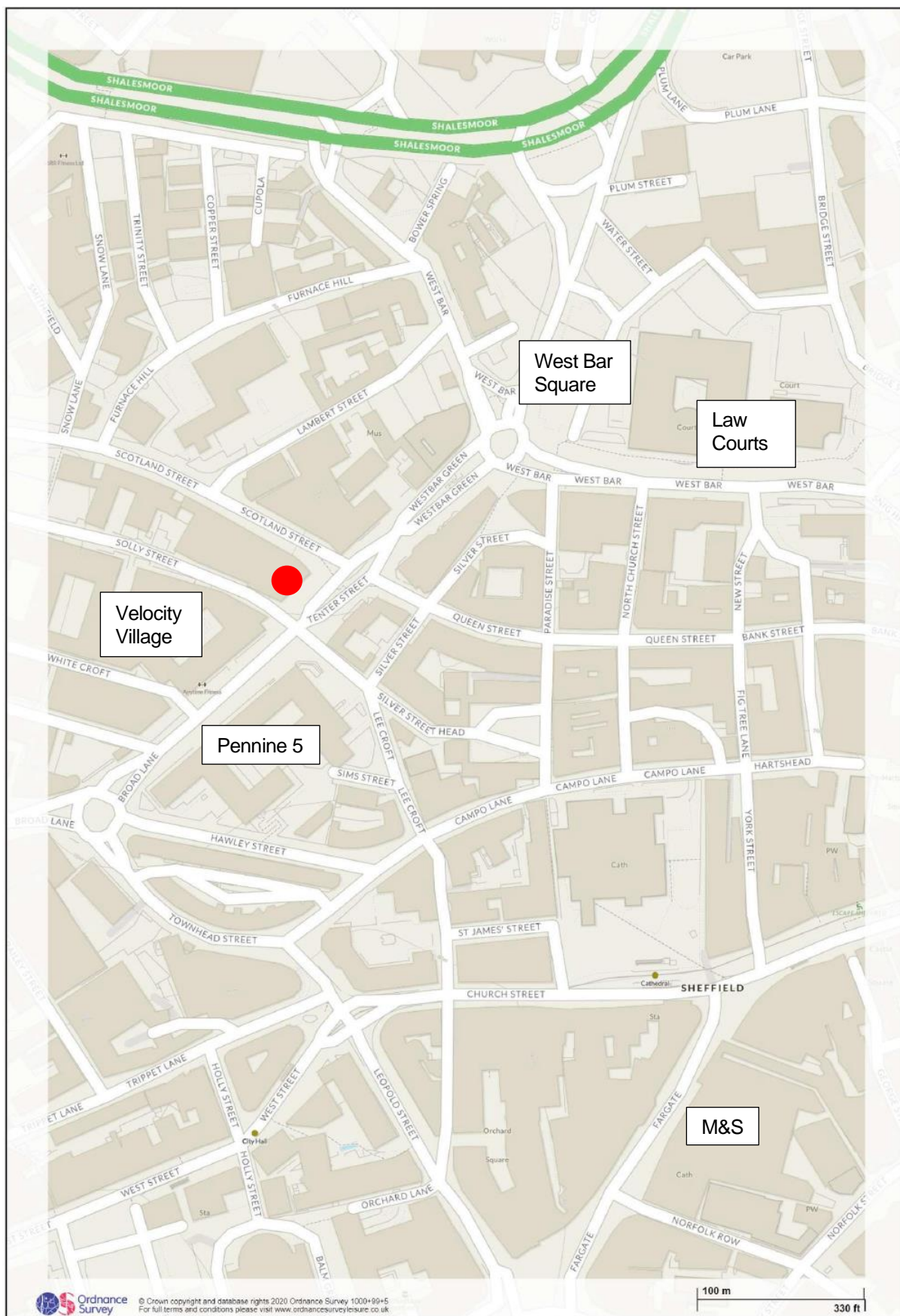
EPC

The premises have an Energy Performance Asset Rating of D 98. A copy of the EPC and associated report are available on request from the agents.

VIEWING & FURTHER INFORMATION

Matthew Barnsdale
MJB Commercial Property

T: 0114 282 3090
M: 07736 791 146
E: mbarnsdale@mjbcp.co.uk



Subject to contract

11/21

Disclaimer: MJB Commercial Property Limited (MJB) (and their Joint Agents where applicable) for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of MJB or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) MJB cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of MJB (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate advice; v) MJB will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.