



125 John Street, Sheffield, S2 4QX

To Let | 4,200 sq ft

2 storey detached office building with dedicated parking close Sheffield city centre

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Summary

- Rent: £10 - £17 per sq ft
- Lease: New Lease

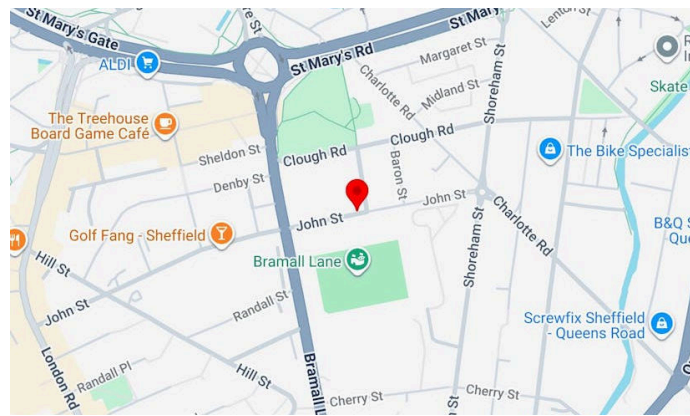
Further information

- [View details on our website](#)

Contact & Viewings



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Location

The property is situated on John Street opposite Bramall Lane football stadium. Easily accessible to Sheffield city centre and to the western suburbs. Immediately adjacent to the property is Chaucer Yard a scheme which our client has also successfully delivered. In addition New Era Square is a matter of minutes walk away.

Accommodation

Name	sq ft	Availability
Ground - Office	2,100	Available
1st - Office	2,100	Available
Total	4,200	

Existing condition

The property is to be vacated by the current tenant and is available at a lower rent in it's existing condition. It benefits from the following specification:

- A mix of cellular and open plan spaces on ground and first floors
- Gas central heating
- WC's and kitchen facilities

In its existing condition the property is available to rent at £10 per sq ft per annum exclusive of rates, VAT and utilities.

Proposed Renovation

Our clients are experienced developers and landlords and are prepared to renovate the property throughout. The image above shows the extent of the proposed development.



The specification can be tailored to suit the needs of your business but would generally include the following:

- Striking dark external paintwork
- New larger double glazed aluminium framed windows
- Feature external planting
- Full internal refurbishment
- Air conditioning
- Modern feature LED lighting

Obviously a higher rent would be required. Based on the above the quoting rent is £17 per sq ft per annum exclusive of rates, VAT and utilities.

Terms

Either of the above are available on new FRI leases.

