SMC Brownill Vickers

For Sale

Modern Office located in the Don Valley area of Sheffield with excellent access to the M1 Motorway J34

£550,000 plus VAT

Unit 3 & 4 Shepcote Office Village, Shepcote Lane, Sheffield, S9 1TG

0114 290 3300 | francois.neyerlin@smcbrownillvickers.com

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- Modern two storey office which could be reconfigured to suit a variety of occupier requirements
- Located in the Don Valley area of Sheffield
- Good links to Sheffield city centre and one mile from M1 Motorway J34
- 14 car parking spaces
- Ideal for an owner occupier / part owner occupier / investment

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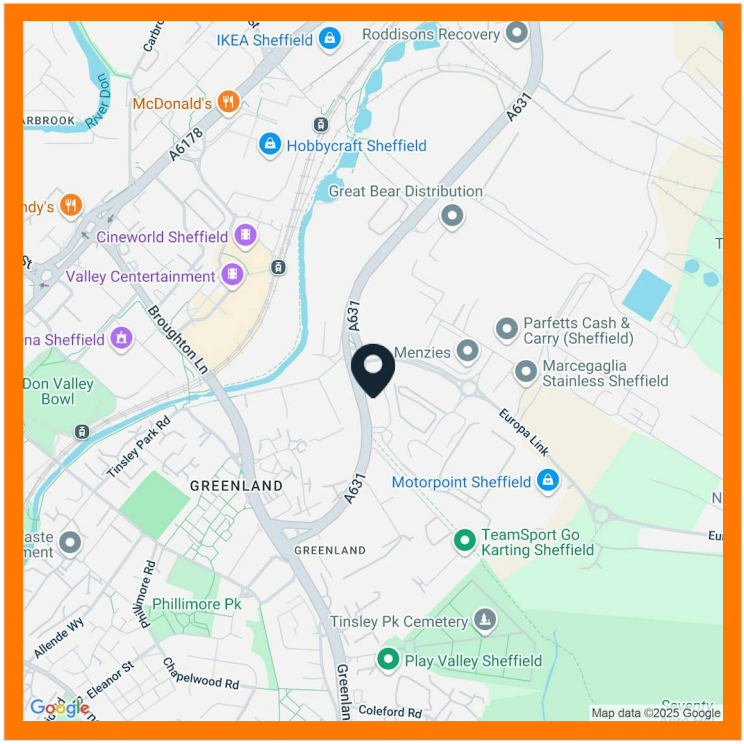

Description

The property is a detached modern office building with brick and window glazing below a pitched roof. Internally the property provides well specified accommodation over ground floor and first floor, including meeting rooms, private offices, open plan offices, games room, kitchenettes, male / female & accessible WC facilities.

Internally to Unit 3, is an entrance lobby, WC facilities for male/female and accessible toilet, office room, office / meeting room, kitchenette, office room, and office room at ground floor level. Unit 3 and 4 are currently internally connected, with Unit 4 including an open office space, office room, office / meeting room and games room. To the first floor accessed via two internal staircases, Unit 4 includes a kitchenette, open plan office and private office. For Unit 3, to the first floor includes main open plan office, and six further private offices / meeting rooms. There is an accessible lift access to both Unit 3 and Unit 4.

The space could be reconfigured to provide a more open plan setup depending on occupier requirements, increasing the net internal area. The gross internal area is approximately 6,895 sq ft (640.80 sq m) split equally between the Unit 3 and Unit 4.

Location

The property is located within the Shepcote Office Village development, on Shepcote Lane within the Don Valley area of Sheffield. The property has excellent links to the M1 Motorway with junction 34 one mile away and junction 33 approximately three miles away. Sheffield city centre is approximately three miles to the west.

The Shepcote Office Village development is a modern development and home to a number of professional owner occupiers, including ADA & Co. Accounts, Highlander, Hewson & Howson Chartered Accountants, The Best Connection, etc.

Accommodation

The accommodation comprises the following net internal areas (NIA):

Name	sq ft	sq m
Ground - Unit 3	1,427	132.57
1st - Unit 3	1,387	128.86
Ground - Unit 4	1,183	109.90
1st - Unit 4	1,492	138.61
Total	**5,489**	**509.94**

Rating Assessment

From information obtained from the Valuation Office Agency website the demise is rated as follows:

Address: Units 3 & 4, Shepcote Office Village 333, Shepcote Lane, Sheffield, S9 1TG
Description: Offices and premises
Rateable Value: £60,000

We would advise prospective parties to verify the matter with the local rating office.

Tenure

The property is held by way of a long leasehold interest (SYK553249) of 250 years from 23rd May 2008 at a peppercorn rent.

Parking

The are 14 dedicated car spaces included with the building plus a cycle storage area.

Commute / Travel

Sheffield city centre: 15 minutes (road)
M1 Junction 34: 3 minutes (road)
Rotherham: 9 minutes (road)
Hillsborough: 15 minutes (road)
Millhouses: 20 minutes (road)
Meadowhall: 5 minutes (road), 26 minutes (walking)

Price

£550,000. VAT will be payable on the purchase price.

Energy Performance Certificate

B (32)

Francois Neyerlin
0114 281 2183
francois.neyerlin@smcbrownillvickers.com

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