

SELF CONTAINED BUSINESS PREMISES

**26-28 Bedford Street**

Neepsend, Sheffield, S6 3BT

Attractive stone built period property converted into office accommodation over 2 floors in convenient location - flexible terms

3,232 sq ft
(300.26 sq m)

- Stone built period property
- Convenient location with good access
- Flexible terms
- Available immediately

26-28 Bedford Street, Neepsend, Sheffield, S6 3BT

Description

The property is of Victorian heritage and is built of stone with sash windows. It contains 4 smaller offices in the main building with further office space in the adjacent converted warehouse. Other details include:

- gas central heating throughout
- carpeted and wallpapered/painted walls throughout
- period features such as ceiling roses, fireplaces and cornicing
- fluorescent lighting and/or ceiling spotlights throughout
- wooden double doors to the front and rear

Location

The property is on Bedford Street, a small side street running between Penistone Road (A61) and Infirmary Road (B6076). Penistone Road in turn leads to the M1 North via Tankersley, or alternatively on to Shalesmoor and the Inner City Ring Road which in turn leads to Sheffield Parkway and the M1 South. Sheffield city centre is approximately 14 mile away.

Accommodation

The accommodation comprises the following areas:

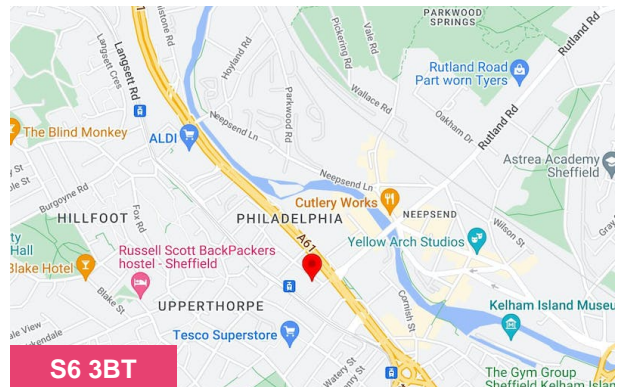
Name	sq ft	Availability
Ground - Converted Warehouse	1,177	Available
Ground - Office	1,023	Available
1st - Office	1,032	Available
Total	3,232	

Viewings

Via Tim Bottrill (see contact details below).

Terms

The property is available as a whole by way of a new FRI lease on terms to be negotiated.



Summary

Available Size	3,232 sq ft
Rent	£19,000 per annum
Business Rates	Upon Enquiry
EPC Rating	E (107)

Viewing & Further Information

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Disclaimer: We endeavour to maintain accurate depictions however, interested parties should rely on their own enquiries on all matters relating to the property. All floor areas are approximate and terms are exclusive of VAT. Generated on 26/10/2023