



UNIQUE HIGH SPEC OFFICES

1st Floor, Office 1

863 Ecclesall Road, Sheffield, S11 8TH

Truly unique high spec offices in south west Sheffield, fully fitted to a exceptionally high standard and ready to move into

618 sq ft
(57.41 sq m)

- Unique high spec offices
- Fully fitted and ready to move in
- Furniture included
- On-site parking
- Flexible terms available
- Convenient SW Sheffield location

1st Floor, Office 1, 863 Ecclesall Road, Sheffield, S11 8TH

Location

1st Floor, Office 1, 863 Ecclesall Road is located to the rear of the landmark Blenheim Reach which is just off Ecclesall Road, close to Banner Cross. On the same location, there are a number of amenities including a Co-Op store. Furthermore, Banner Cross is only a few minutes walk up Ecclesall Road (with Hunters Bar being a few minutes walk down, along with Ecclesall Park).

Specification

The property benefits from the following specification:

- Self contained entrance
- Ground floor reception area
- 1st floor office suite
- Self contained WC
- Large fully fitted kitchen and breakout area
- Lounge/informal meeting area
- Office and boardroom
- Air conditioning

Terms

The property is available by way of a new lease on flexible terms.

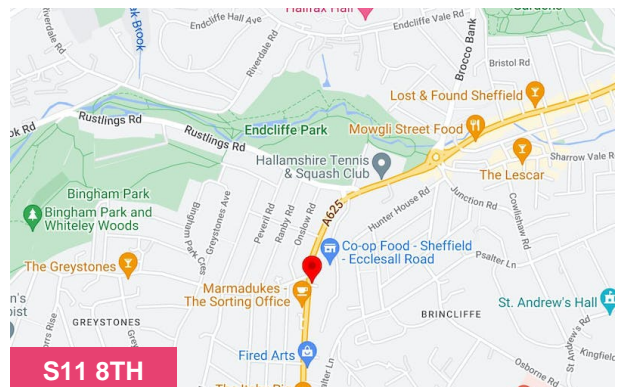
Please note that the rent charged excludes business rates, VAT and IT/WiFi.

Service Charge & Utilities

There is a nominal service charge payable to cover maintenance and upkeep of the common areas/facilities and to cover utilities.

Viewings

Via Tim Bottrill (see contact details below).



Summary

Available Size	618 sq ft
Rent	£1,200 per month
Business Rates	Upon Enquiry
EPC Rating	Upon Enquiry

Viewing & Further Information



Tim Bottrill

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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 22/05/2023

