



SMC
Brownill
Vickers

To Let



Flexible Office / Business Space on Chippinghouse Road, Sheffield

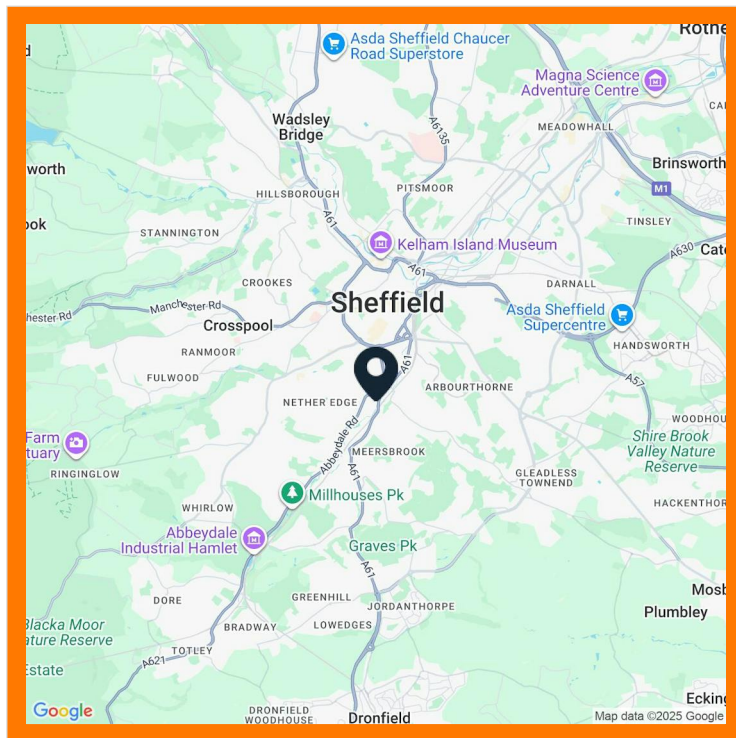
£225 – £800 per month

Works 57, 57 Chippinghouse Road, Sheffield, S8 0ZF

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- Ideal office / business accommodation for a small, medium or startup business
- South West / Fringe City Centre Sheffield
- Location – excellent accessibility to Abbeydale Road, London Road, City Centre, etc
- Available on flexible lease terms
- Various sized remaining office suites available
- Parking may be available by negotiaton



Description

The property dates from the early to mid 20th Century. It is part three storey, part two storey building which has been converted into an office business centre with accommodation on all three levels.

The available accommodation includes two to four offices (depending on requirements) to the second floor. All of the offices have electric heating, benefit from good natural light and specified to a good standard. The accommodation is distinctive, with reuse of some period looking fittings, cable trays suspended from corridor ceilings and so forth.

Location

The property is located in the Heeley Bottom area of Sheffield and is approximately 1.5 miles South of Sheffield City Centre. The property is close to the Broadfield Road area which comprises a wide variety of business types including trade counters, builders' yards, offices, factories and leisure facilities. The property is a short distance from the A61 and the A621 and is close to numerous bus routes with Abbeydale Road / London Road in close proximity.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent
Unit - S1	110	10.22	£225 /month
Unit - S2	190	17.65	£250 /month
Unit - S3	740	68.75	£800 /month
Unit - S4	193	17.93	£400 /month
Total	1,233	114.55	

Commute / Travel

Abbeydale Road : 8 minutes (walking)
 Broadfield Road: 3 minutes (walking)
 London Road: 6 minutes (walking)
 Sheffield Train Station: 35 minutes (walking)
 Sheffield City Centre: 35 minutes (walking)

Connection

TBC

Lease Terms / Rent

The premises are being offered on terms to be agreed at a rent of:

Unit S1: £225pcm
 Unit S2: £250pcm
 Unit S3: £800pcm
 Unit S4: £400pcm

The tenant then pays for their own metered electricity usage and wifi / phone usage. No VAT is charged on the rent payments.

Energy Performance Certificate

Upon Enquiry

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