

QUALITY OFFICE ACCOMMODATION



Albion House

Savile Street, Sheffield, S4 7UD

Refurbished quality office suites available in attractive period building ideally located on edge of city centre, near Kelham

2,583 to 27,815 sq ft
(239.97 to 2,584.10 sq m)

- Modern office accommodation
- Refurbished suites available with comfort cooling
- Good location just outside city centre, near Kelham
- Good access to Meadowhall/M1
- On site parking

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Accommodation

We understand that the accommodation comprises the following areas:

Name	sq ft	Rent	Availability
Lower Ground	2,583	£8 /sq ft	Available
Ground - Suite 1	6,470	£8 /sq ft	Available
1st - Suite 3	12,012	£8 /sq ft	Available
2nd - Suite 5	6,750	£8 /sq ft	Available
Total	27,815		

Description

Albion House is an attractive building providing good quality, modern office accommodation over lower ground to second floors across varying sized suites. The space benefits from raised floors, comfort cooling, LED lighting (Suites 3-6), new carpets (Suites 3-6), a passenger lift and a concierge.

There is a large car parking to the rear where we are able to offer a ratio of two spaces per 1,000 sq ft.

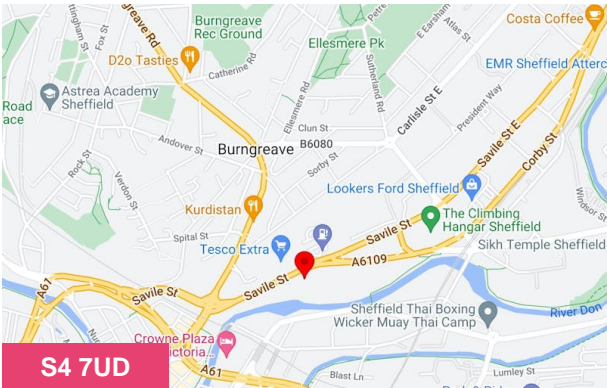
Location

The building occupies a prominent position on Savile Street which is the main arterial route running from Sheffield city centre, through the Don Valley to Meadowhall Shopping Centre and Junction 34 of the M1 Motorway. There are numerous bus routes running along Savile Street itself and there is easy access to the Sheffield Ring Road and the city centre.

Amenities are good with Tesco Extra being immediately opposite the building and Kelham Island and Victoria Quays being within easy walking distance. Both of these destinations offer a great mix of bars, pubs, restaurants and cafes.

Terms

The suites are available as a whole or separately by way of new lease on terms to be agreed. The service charge payable currently equates to £3.20 psf per annum.



Summary

Available Size	2,583 to 27,815 sq ft
Rent	£8 per sq ft
Business Rates	Upon Enquiry
Service Charge	£3.20 per sq ft per annum
EPC Rating	Upon enquiry

Viewing & Further Information



Tim Bottrill
0114 299 3121 | 07810 865561
tim@colloco.co

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 03/07/2024



