

## BLENHEIM REACH

**Blenheim Reach, 861 Ecclesall Road, Sheffield, S11 8TH**

To Let | 133 to 848 sq ft

Blenheim Reach offers boutique offices in south west Sheffield, with spectacular views across Sheffield – 2 suites currently available



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## Summary

- Rent: £1,862 - £10,010 per annum (plus VAT)
- Lease: New Lease

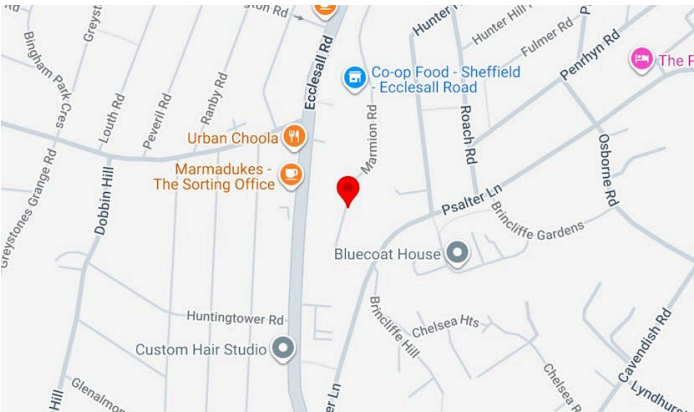
## Further information

- [View details on our website](#)

## Contact & Viewings



Tim Bottrill  
0114 299 3121 | 07810 865561  
[tim@colloco.co](mailto:tim@colloco.co)



## Location

Blenheim Reach is located 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).

## Accommodation

Floor/Unit	Description	sq ft	Rent	Service charge	Availability
4th	Office 2	133	£1,862 /annum	£739.48 /annum	Available
4th	Offices 5 & 6	715	£10,010 /annum	£3,975.40 /annum	Available

## Viewings

Via Tim Bottrill (please see contact details below).

## Terms

The offices are each available by way of new lease on terms to be agreed.



The yearly service charge is payable by all tenants, as are Business Rates (although Small Property Business Rates Relief should apply to smaller premises). Please note that the rents exclude business rates, VAT and IT/WiFi. Electricity metres are read at regular intervals and electricity is therefore recharged on an "actual usage" basis, plus a monthly basic fee.