



REFURBISHED OFFICES TO LET – 4,650-9,300 SQ FT BARKERS POOL HOUSE BURGESS STREET SHEFFIELD

LOCATION

Barkers Pool House is centrally located within the City Centre on Burgess Street to the rear of Pinstone Street. The premises benefit from excellent public transport links, with Pinstone Street being one of the primary bus picking up / dropping off points in the City Centre. Supertram stops located on West Street are also only a short walk away.

The premises are situated immediately adjacent to **John Lewis** and close to the Peace Garden's array of restaurants and coffee shops.

ACCOMMODATION

The available accommodation is situated on first, second and fifth floors to provide the following approximate floor areas:

Description		
First Floor	431.99 sq. m	4,650 sq. ft.
Second Floor	431.99 sq. m	4,650 sq. ft.
Fifth Floor	444.07 sq. m	4,780 sq. ft.

The accommodation is serviced by two passenger lifts and male and female WC facilities are provided on each floor.

REFURBISHMENT

The fifth floor has been refurbished to provide new suspended ceiling with lighting, carpets and perimeter trunking. The first and second floors are to be refurbished in accordance with occupier requirements.

Subject to Contract

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of any contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors of Paul Lancaster Commercial Property Consultant, or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

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COMMERCIAL PROPERTY CONSULTANT

LEASE

The premises are available on flexible terms and further details are available on request.

RENT

£11.00 (Eleven Pounds) per square foot inclusive of service charge, exclusive of rates and VAT.

RATES

We have been verbally advised by the Local Charging Authority that the premises are assessed for rating purposes as follows:

Description	Rateable Value
First Floor	£28,500
Second Floor	£30,250
Fifth Floor	£30,500
UBR (2016/2017)	50.3p

Please note interested parties are advised to make their own enquiries with the Local Charging Authorities.

COSTS

The tenant is to be responsible for their own legal costs including Stamp Duty and VAT.

VIEWING

Strictly by appointment through Paul Lancaster Commercial Property Consultant.

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EPC

This property has an EPC rating of E. A copy is available on request.

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