



paul-lancaster
COMMERCIAL PROPERTY CONSULTANT

NEW PRIME CLASS E PREMISES TO LET

FOUNTAIN PRECINCT,
SHEFFIELD, S1 2JA



LOCATION

- Part ground floor of 112,000 sq ft office building
- Opposite Sheffield City Hall, a major concert venue
- Immediately adjacent the very successful Manahatta
- Close to BOX Sports Bar, Turtle Bay, Cosy Club and Leopold Square.

ACCOMMODATION

The unit is arranged on ground floor only and provides the following approximate floor area:-

Gross Internal Area	1,575 sq ft	146.32 sq m
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The unit is capable of taking a mezzanine floor.

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.

Omnia One,
Courtwood House,
Silver Street Head
Sheffield
S1 2DD

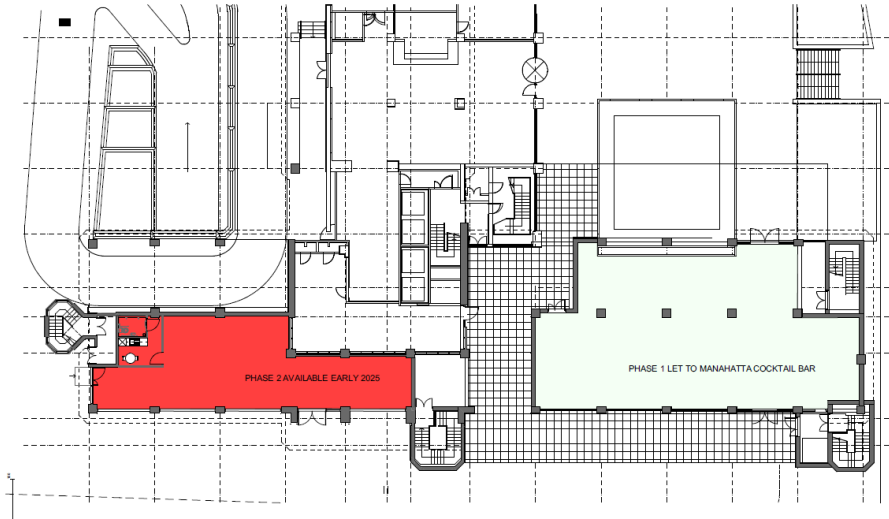
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Plan



LEASE

The premises are available by way of new effectively full repairing (by way of service charge) and insuring leases, length of lease negotiable, subject to upward only rent review at 5 yearly intervals.

RENT

Offers are invited in the region of £35,000 pax

SERVICE CHARGE

A service charge is levied to cover the cost of repairing, maintaining and cleaning the common parts.

RATES

The property will be assessed for rating purposes upon completion of the development.

COSTS

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

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VIEWING

Strictly by appointment through:-

Paul Lancaster Property Consultants

Paul Lancaster

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Tom Lancaster

M: 07837936710

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EPC

Available on request

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Sheffield - Central



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Created By: Paul Lancaster CPC



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