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Quality Office Accommodation South West Sheffield

**Hallamshire Business Park, Summerfield / Napier Street,
Off Ecclesall Road South, Sheffield, S11 8HD**

To Let

- 7,000 – 65,594 sq ft
- Flexible open plan offices – good specification with raised access floors and lift access. Part comfort cooled
- Car parking for 170 cars on a pro rata split
- Within easy reach of the city centre and just off Ecclesall Road, with its many bars and restaurants

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Location

Hallamshire Business Park is located close to the Inner Ring Road, just off Ecclesall Road at the junction of Napier Street and Summerfield Street. The property can be approached from the Ring Road, taking Ecclesall Road (A625) to the South West to residential suburbs. Take the first main turning on the left, just after Wards Brewery on to Summerfield Road, then first left again on to Napier Street, Hallamshire Business Park is then immediately on your left hand side.

The property is in an established office location with nearby occupiers including Aviva, Investec, Shorts Accountants, Regus and the Inland Revenue to name but a few. This location affords excellent public transport links with regular services along Ecclesall Road.

Nearby facilities include Nuffield Gym (formerly Greens), Waitrose Supermarket and many bars / restaurants along Ecclesall Road, including Carluccios, Pointing Dog and Nonnas.

The city centre is within a short walk, including the newly developed markets at the bottom of The Moor retail zone.

Description

Hallamshire Business Park provides a total of approximately 65,000 sq ft of good quality, purpose built office accommodation, arranged in two blocks of approximately 20,259 sq ft and 45,335 sq ft respectively, with on site car parking for 170 vehicles.

The accommodation benefits from the following:-

- Raised access floor
- Park comfort cooling
- Double glazed windows
- Large flexible floor plates
- Suspended ceilings with lighting and carpeting throughout
- Full raised access floors
- Lift access / DDA complaint

The accommodation is available either as a whole, or individual buildings and suites can be accommodated from approximately 7,000 sq ft upwards.

Accommodation

From the measurements taken on site we understand the accommodation provides the following net internal floor areas:-

	Sq Ft	Sq M	Car Parking
Building 1	45,335	4,212	118
Building 2	20,259	1,882	52
TOTAL	65,594	6,094	170

Terms / Availability

The accommodation is available to let on new leases – terms on application.

Rating

The property has the following Rateable Value:

Building 1: £565,000
Building 2: £267,500

VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.

Important Notice

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Legal Costs

Each party to bear their own legal costs incurred in any transaction.

Viewing & Further Information

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Brochure: 13 July 2015
Photograph: June 2015