

SMC
Brownhill
Vickers

To Let



Office/ retail unit available to let in sought after suburb

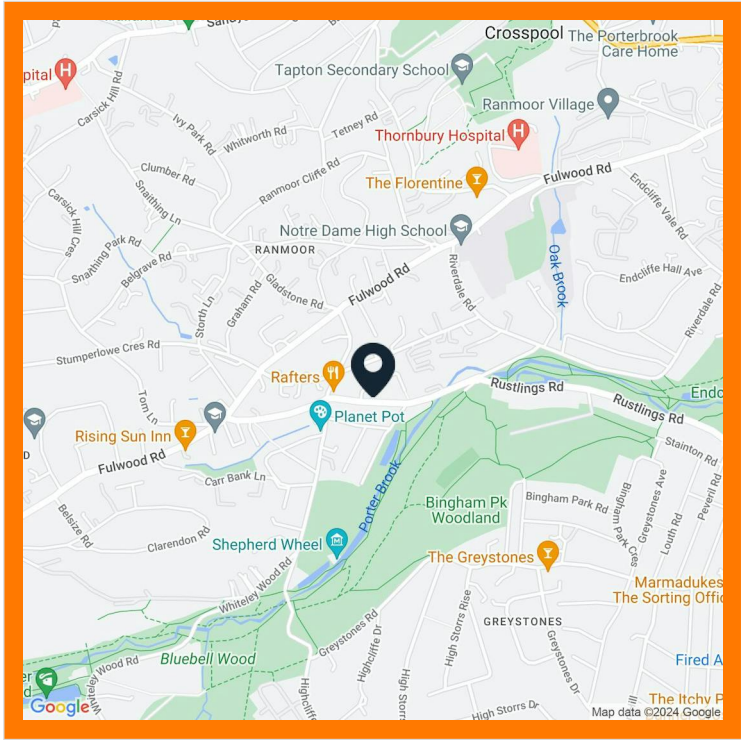
£10,500 per annum

202 Oakbrook Road, Sheffield, S11 7ED

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- Ground floor office/ retail/ studio unit
- Popular suburban retail area at Oakbrook Road
- Split level accommodation 50 sq. m. (535 sq. ft.)
- Close to Endcliffe and Bingham Parks



Description

The property comprises a ground floor retail unit which has been used as offices by a firm operating in the financial services industry. Therefore, it is suitable for a variety of uses including a continuation of the office use, retail uses or indeed a studio space. The premises are available due to the relocation of the occupier.

Internally, the split level accommodation provides two working areas separated by a feature glazed partition. In addition, there is a small kitchenette and separate WC.

Location

The premises form part of the busy retailing area located on Oakbrook Road around its junction with Hangingwater Road in the Nether Green suburb of Sheffield.

Occupiers in this popular parade include a number of hair dressers, an estate agents and various retailers providing a jewellers, a florist, an electrical retailer, a kitchen designer and Sheffield Windows outlet. The retail offering is complimented by Lovely Pear Cafe, The Crafty One Micropub and the acclaimed Rafter's Restaurant.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Office	535	49.70	Available
Total	535	49.70	

Lease Terms

The property is available on a new lease on terms to be agreed.

Money Laundering Checks

In order to comply with Anti-Money Laundering Legislation, the successful party will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful party.

Business Rates

Further information is available upon request.

Energy Performance Certificate

C (68)

Viewing

Viewing is by prior appointment only. Please contact our agents for further information

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