



SMC
Brownill
Vickers

To Let



First Floor City Centre Offices

£570 – £1,300 per month

First Floor Offices, 54 Campo Lane, Sheffield, S1 2EG
0114 290 3300 | georgia.lancaster@smcbrownillvickers.com

smcbrownillvickers.com

- City Centre Location
- Excellent Public Transport Links
- Offices To Let on Flexible Terms
- Rental incentives considered for suitable tenants.



A company of values. Est 1884
Licensed & Leisure | Commercial | Residential



Description

The available space comprises 2 offices on the first floor with shared kitchen.

The offices on the first floor can be let as a whole or individually.

Location

The property is located within the Cathedral Quarter of Sheffield City Centre on Campo Lane and is within the professional district of Sheffield, easily accessed from the Inner Ring Road. A short walk from the city centre bus stops, tram stops and a range of car parks including two NCP operated car parks.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Upper First Floor	685	63.64	Available
1st - Lower First Floor	888	82.50	Available
Total	1,573	146.14	

Specifications

- Electricity (single phase)
- Gas
- Water
- Mains drainage
- Intruder alarm
- Fire alarm
- Broadband
- Central heating
- Air conditioning

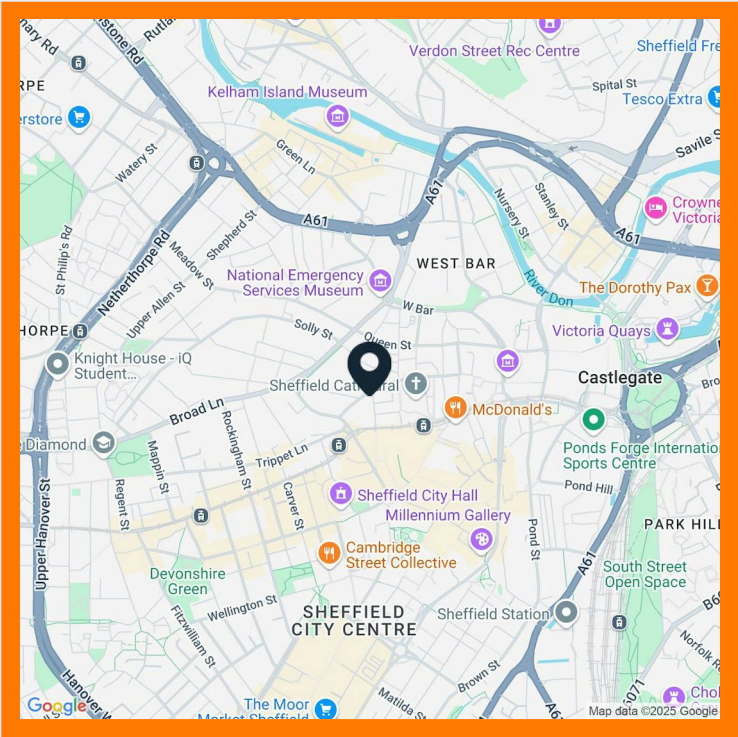
Terms

A new lease is available on an effective FRI lease subject to a service charge.

Description Size (sq ft) Rent (pcm)
First Floor Office 1 - 888 sq ft - £740per month
First Floor Office 2 - 685 sq ft - £560per month

Rental incentives to be considered for suitable tenants.

The service charge is assessed annually. Please enquire for latest information.



Service Charge

A service charge is applicable for the upkeep of the building which includes utilities and the cleaning and the upkeep of common areas. Telecom's and internet are not included in the service charge.

Money Laundering Checks

The Money Laundering Regulations require us to conduct checks upon all tenants.

Prospective tenants will be required to provide certain identification documents

Energy Performance Certificate

Upon Enquiry

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