



SMC
Brownill
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To Let

All-Inclusive Office Suites available close to
Meadowhall Shopping Centre & less than 1 mile
west of J34 of the M1 motorway

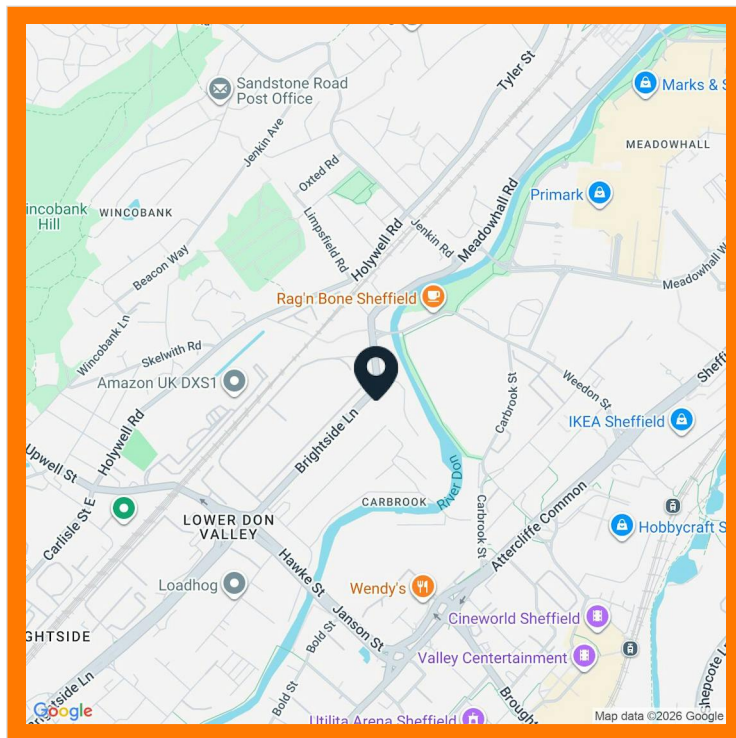
£292 – £509 per month

First Floor Office Suites at 21 Jessops Riverside, 800
Brightside Lane, Sheffield, S9 2RX

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- Office suites available at first floor level to let from £263 pcm
- Ideal for office, consulting, meeting room space
- Located within an established business park location
- Close proximity to Meadowhall Shopping Centre and less than 1 mile west of Junction 34 of the M1 motorway.
- Available on a flexible lease (6-12 month agreement)



Description

The property comprises the first floor of a modern business unit / office. The available accommodation includes the first floor, which has been configured to provide five office suites. The offices are specified to include carpets, glass partitioning, suspended ceiling, LED lighting, air conditioning, wall mounted heating and network cabling.

The offices are offered all-inclusive of all bills (rent, utilities, insurance, service charge, etc).

Location

The property is location within Jessops Riverside accessed off Brightside Lane (A6109) and approximately 3.5 miles north east of Sheffield city centre. Brightside Lane provides direct access to both Sheffield city centre and J34 of the M1 motorway in addition to the Meadowhall Shopping Centre which is situated within close proximity to the subject property.

Nearby facilities include the Meadowhall Shopping Centre, Sheffield Arena, Centertainment and Meadowhall Retail Park. Sheffield supertram and Meadowhall Bus & Tram Interchange are only a short walk away.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
1st - Don	226	21	£509 /month	Let
1st - Rivelin	190	17.65	£386 /month	Available
1st - Loxley	94.50	8.78	£236 /month	Let
1st - Sheaf	120	11.15	£250 /month	Let
1st - Porter	140	13.01	£263 /month	Available
Total	770.50	71.59		

Commute / Travel

Meadowhall: 3 minutes (car) 18 minutes (walking)
M1 Motorway Junction 34: 3 minutes (car)
Rotherham: 8 minutes (car) 22 minutes (tram)
Sheffield City Centre: 18 minutes (tram) 13 minutes (car)

Lease Terms / Rents

The office suites are available on flexible lease terms (ideally 6-12 month agreements) on the following basis all inclusive of rent, insurance, service charge and utilities:

Front Office 1 (Don): £509pcm - LET
Front Office 2 (Rivelin): £386pcm
Front Office 3 (Loxley): £236pcm - LET
Rear Office 1 (Sheaf): £250pcm - LET
Rear Office 2 (Porter): £263pcm

VAT status TBC.

Energy Performance Certificate

C (60)

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