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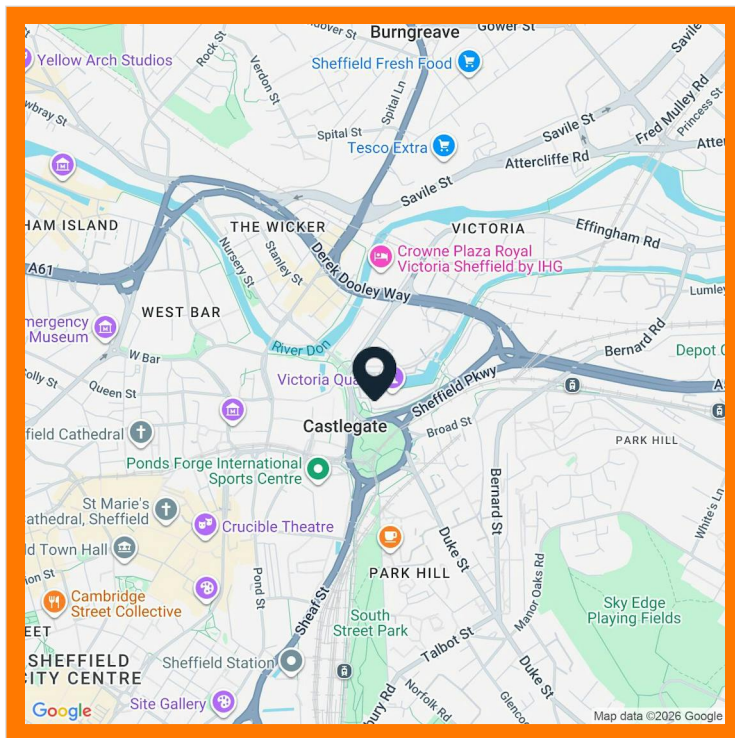
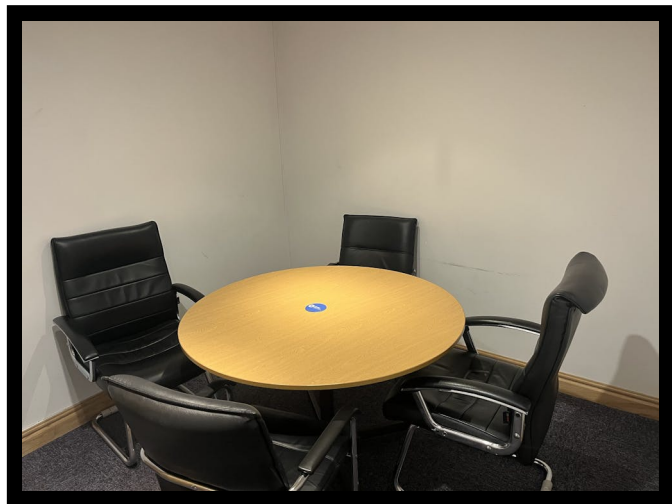
Character Offices within walking distance of
Sheffield city centre and Sheffield train station

Ground Floor & Lower Ground Floor, Wharf House,
Wharf Street, Sheffield, S2 5SY

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- Character offices - ground floor / lower ground floor suite available
- The property is within easy walking distance of Sheffield train station, the city centre and the Supertram network
- Very convenient for Sheffield city centre
- Available on a new lease
- The office accommodation is undergoing a light refurbishment / redecoration
- 2 parking spaces



Description

Wharf House is a Grade II Listed building which was built in 1855 for the Tinsley Coal Company. The property was restored by the Sheffield Development corporation in 1995 as professional offices. The available accommodation includes an office suite over ground floor and lower ground. The accommodation provides a number of private office rooms as well meeting rooms. The office accommodation is undergoing light refurbishment / redecoration. There are two parking spaces with the property.

Location

Wharf House is located in the Victoria Quays area of Sheffield city centre. The location is well positioned for Sheffield bus interchange, Sheffield train station and a number of tram stops. Park Square is located in close vicinity which links to Junction 33 of the M1.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Office 1	261	24.25
Ground - Office 2	171	15.89
Ground - Office 3	530	49.24
Lower Ground - Meeting room 1	85	7.90
Lower Ground - Meeting room 2	98	9.10
Lower Ground - Meeting room 3	304	28.24
Total	1,449	134.62

Rating Assessment

Based on information obtained from the Valuation Office Agency websites the demise is rated as follows:-

Address: Grd Flr North Wharfe House, Victoria Quay, Wharf Street, Sheffield, S2 5SY

Description: Offices and premises

Rateable Value: £8,500

Interested parties are advised to make their own enquiries with the Local Authority for verification purposes

Lease Terms

The property is available on a new lease terms.

Rent

£1875 pcm. VAT is payable on the rent.

Commute / Travel

Sheffield train station: 10 minutes (walking)

Fargate: 10 minutes (walking)

Sheffield bus interchange: 9 minutes (walking)

Kelham Island: 15 minutes (walking)

Parking

Two parking spaces.

Business Rates

Rateable Value of £8,500 Small business rate relief should apply

Energy Performance Certificate

Upon Enquiry

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