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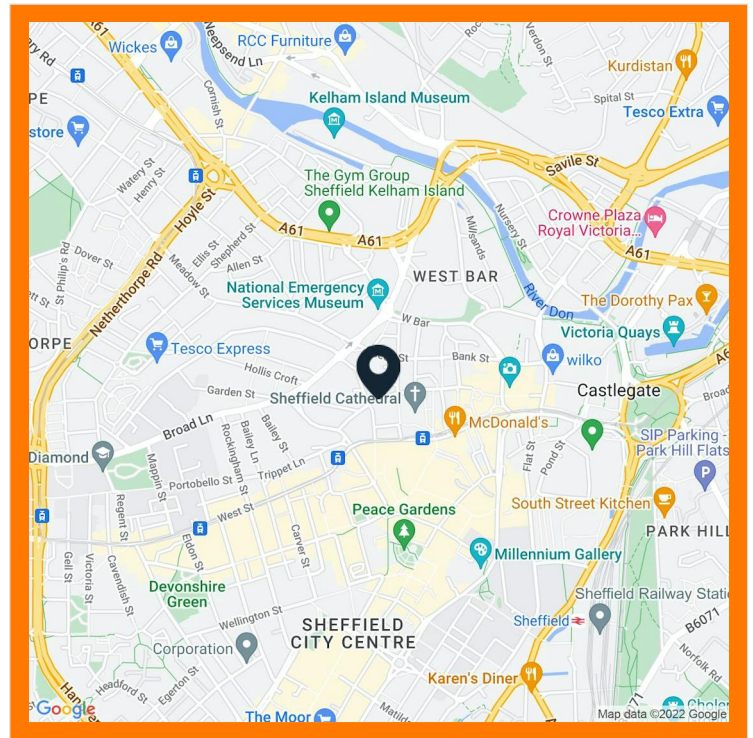
To Let

Variety of Offices available in Sheffield City Centre
£200 – £960 per month From

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

smcbrownillvickers.com

- Various offices available to let on flexible lease terms
- Sheffield city centre location within easy reach of Fargate, West Bar, West Street, etc
- Excellent public transport links
- Rental incentives considered for suitable tenants.



Description

The available space comprises 3 separate offices on the ground floor with shared kitchen, as well as first floor office.

The separate offices on the ground 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.

Specification

- 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 150sq ft - £200 per month
First Floor Office 1 - 888 sq ft - £960 per month
First Floor Office 2 - 685 sq ft - £740 per month

Rental incentives to be considered for suitable tenants.

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

Business Rates

The offices are individually assessed for business rates. Interested parties are advised to contact the local rates office on 0114 289 4600 or <https://www.tax.service.gov.uk/business-rates-find/search> to confirm business rates payable. Small business rate relief should apply in most cases.

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.

Insurance

Building insurance is paid by the landlord and recharged to the tenant on a sq.ft basis.

Energy Performance Certificate

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Viewing

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

Georgia Lancaster

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