



## Former Job Centre Office Building Size 19,757 sq ft (1,835.5 sq m)

- Highly accessible location adjacent to City Road
- Potential for a variety of uses - STP
- Excellent nearby staff facilities and transport links

# Former Job Centre Office Building – To Let/May Sell

## Size 19,757 sq ft (1,835.5 sq m)

### Location

The subject premises are situated on Eastern Avenue, immediately off City Road, in the South Eastern side of Sheffield. The property provides access to Prince of Wales, which in turn leads to Sheffield Parkway and J33 of the M1. The location benefits from excellent public transport links being served by both tram and bus services leading to Sheffield City Centre. There are a number of nearby shops and nearby staff facilities.

### Description

The property comprises an imposing detached former office building with excellent prominence and staff parking facilities. The property would be ideal for a variety of uses, subject to planning. Internally the property is currently fitted out as an office.

The property benefits from the following:-

- Fully open plan office areas
- Perimeter Trunking
- Passenger Lift
- DDA Compliant
- Intruder and Fire alarm
- Gas central heating
- Car parking
- Male, female and disabled WC's

### Terms

The property is available to let as a whole, by way of a new lease on terms to be agreed. Alternatively, the remainder of the long leasehold interest to 2064 may be available to purchase.

### EPC Rating

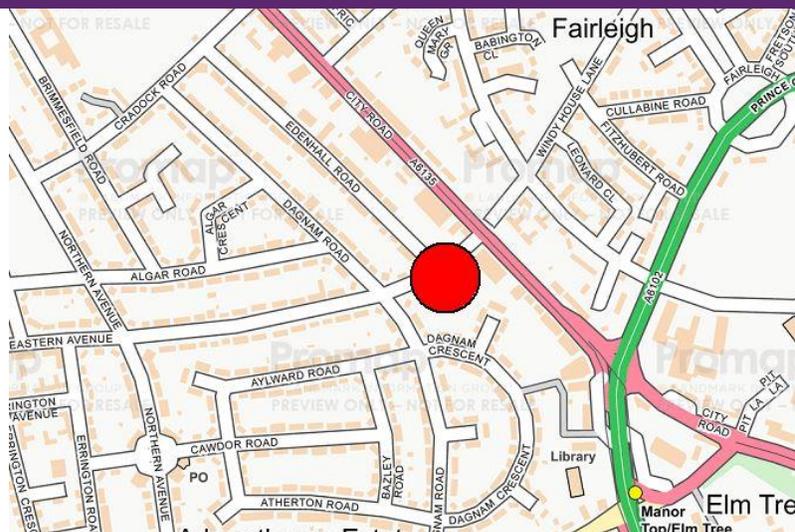
Available upon request.

### Legal Costs

Each party to bear their own legal costs incurred in any transaction.

### Rateable Value

The property is currently assessed as a single demise as "Offices and Premises" and has a Rateable Value of £74,000.



### VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.

### Further Information

All enquiries through the sole agents, CPP;

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### Date of Particulars - May 2019

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