

## To Let / May Sell Detached Grade A Office Building Summerfield Street Sheffield



- Excellent location, just off Ecclesall Road
- Prominent corner position
- Comprising approximately 18,501 sq ft
- Suites available from 3,461 sq ft upwards
- Potential pre-let opportunity
- The building can be designed to cater for occupiers particular needs
- On site car parking

## LOCATION

The proposed development is situated on the corner of Summerfield Street and Pomona Street, and benefits from clear visibility directly from the A625 Ecclesall Road. It is approximately 1 mile south west of Sheffield City Centre and benefits from excellent access, both to the City Centre and the south western suburbs.

The surrounding area has developed into one of Sheffield's most cosmopolitan districts with a vibrant mix of bars, restaurants, retail and residential uses, resulting in a desirable environment to live and work.

## DESCRIPTION

The proposed office building will be a detached 5 storey building with dedicated car parking. The building will be developed out to a full Grade A specification to include:

- Comfort cooling;
- Raised access floor throughout;
- Suspended ceiling;
- Recessed LG3 lighting;
- High quality ground floor reception area;
- Carpeting throughout;
- DDA compliant.

The specification is only general at this stage and can be tailored to suit the specific needs of an occupier.

## ACCOMMODATION

The proposed building will extend to the following approximate net internal floor areas:

Floor	Sq m	Sq ft
Ground	321.6	3,461
First	349.4	3,760
Second	349.4	3,760
Third	349.4	3,760
Fourth	349.4	3,760
<b>TOTAL</b>	<b>1,719.2</b>	<b>18,501</b>

## TIMING

At present our clients are offering the site to the market on a pre-let basis and therefore from the finalisation of a contract, the building could be available within approximately 9 to 12 months

Particulars: Summerfield street, sheffield, south



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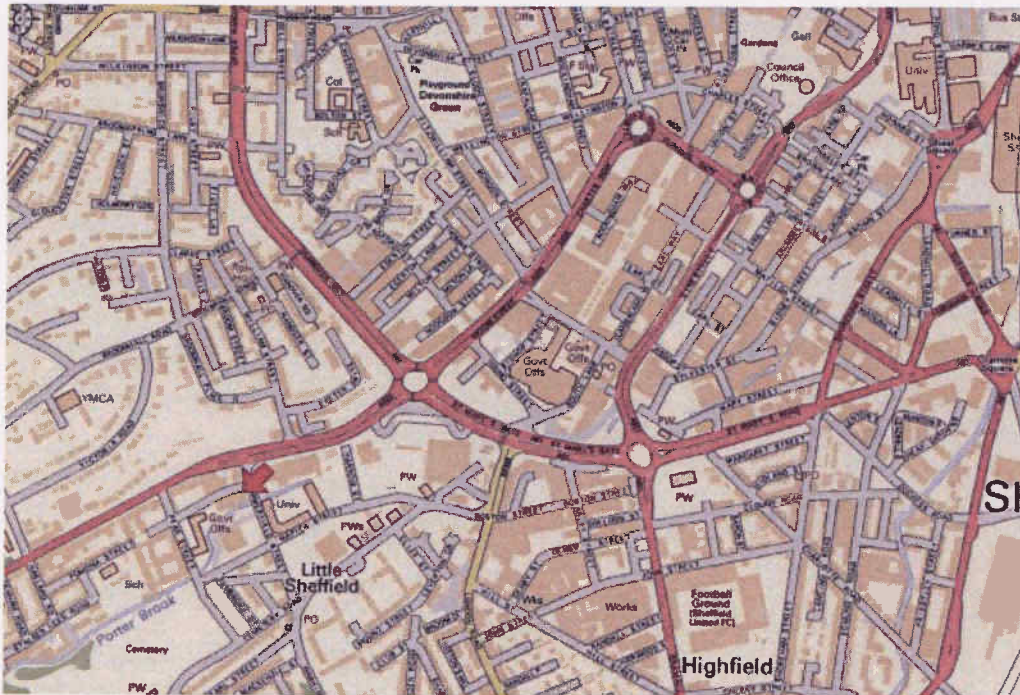
## TERMS

The premises are available by way of a new FRI lease on terms to be agreed. The initial quoting rent is based on £16.00 per sq ft per annum, exclusive of rates, VAT and service charge. However, it is subject to final specification of the building.

## FURTHER INFORMATION

Due to the fact that the property is available on a pre-let basis, there is an opportunity for occupiers to influence the final design and layout of the building. If this is something that you wish to consider, please feel free to contact us and we will be more than happy to meet to discuss your requirement in more detail.

For further information, please contact Jonathan Gale on 0113 280 8064.



Subject to Contract

April 2007

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