

Full description

Tenure: Leasehold

The subject property comprises a large three storey building. There is also further accommodation within the basement that is used as storage. Access to the building is provided from the courtyard and provides access into the main building. The main building comprises a number of reasonably sized cellular offices, with WC and kitchenette facilities off the main central stairway. The two storey annexe provides further office accommodation.

- * 24 hour access
- * Carpeting
- * Cellular offices
- * Entry phone system
- * Heating
- * Lighting
- * Offices
- * Open plan
- * EPC D-89

The property is situated between the suburbs of Crookes and Broomhill, which are to the west of Sheffield city centre. The surrounding area is predominantly residential and the occupiers comprise a vibrant mix of students, young professionals and families.

There are a number of commercial premises located in close proximity; most of these are large detached former residential dwellings.

Public transport is also excellent with regular bus services to the city centre.

270 - 3,977 sqft Office for rent in Lydgate House Lydgate Lane, Sheffield, S10 5FH

Floor area information

Description	Size
Ground Floor Office 7 & 8	1,525 sqft
First Floor 11 & 12	270 sqft
Annexe - First Floor - Office 1	650 sqft
Second Floor	532 sqft
Basement	1,000 sqft

Location information

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Description The subject property comprises a large three storey building. There is also further office accommodation within the basement. Access to the building is provided from the courtyard and provides access into the main building, which provides a number of good sized offices, with WC and kitchenette facilities off the main central stairway. The two storey annexe provides further office accommodation. **Specification** The specification includes the following:-

- Carpeting throughout
- Plaster and painted walls
- Category two lighting
- Gas central heating throughout
- Double glazing
- External lighting
- Intruder alarm (not tested)
- Fully wired for voice and data (not tested)

Accommodation There is a total of approximately 4,241 sq. ft. of accommodation remaining split between the main building and Annexe; where requirements from 264 sq. ft. upwards can be accommodated. In addition to this the ground floor offices 7&8 could be split to provide two suites of circa 560 sq ft and 980 sq ft. **Availability** Please see the attached schedule for details of the current availability of accommodation along with cost details for rent, insurance and maintenance charge. **Rateable Value** Due to the size of the suites available the majority of the offices fall within the Small Business Rates Relief threshold however interested parties are suggested to make their own enquires with Sheffield Council. **EPC** Available on request **Costs** Each party to bear their own costs incurred in the completion of this transaction. **Brochure:** August 2011, updated August 2016

Description	Floor	Room No	Size sq ft	Rent psf	Insurance psf	Maintenance psf	Utilities psf	Notes
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Annexe benefits from its own entrance, kitchen and toilets, independent of the main building The main building benefits from shared kitchen with male and female WC's on both ground and first floors All figures exclusive of VAT at the prevailing rate where applicable