



Attercliffe Road, Sheffield, S9 3RS

£625 pcm



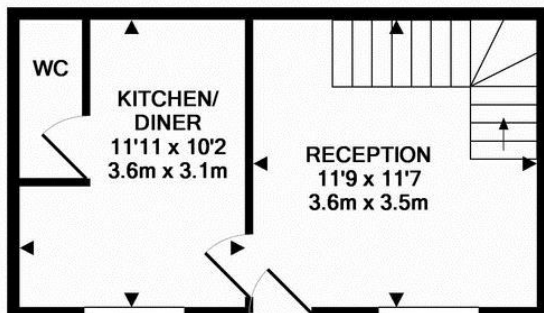
**CRUCIBLE**

SALES & LETTINGS  
cruciblesalesandlettings.co.uk

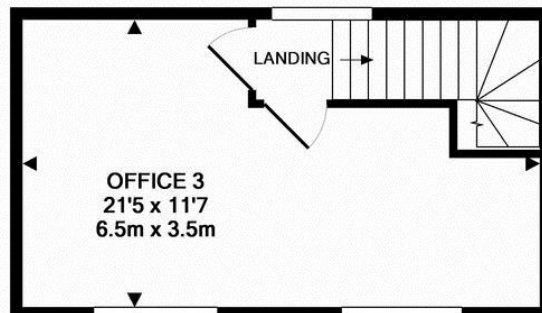
**\*AMPLE SPACE\*** Set over three floors is this well presented office building that boasts gated parking and a prime location for businesses that will benefit from easy access to the Motorway network.

The building offers approximately 739 sq ft of accommodation that incorporates a kitchen with dining area, wc, reception room / office, plus three further office rooms. All of the office space is set up with multiple network and phone points. Externally there is a gated car park with allocated parking.

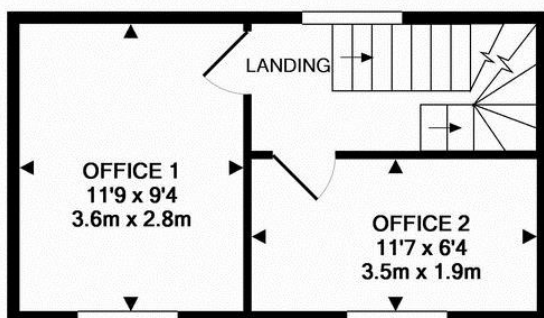




GROUND FLOOR  
APPROX. FLOOR  
AREA 246 SQ.FT.  
(22.9 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 246 SQ.FT.  
(22.9 SQ.M.)

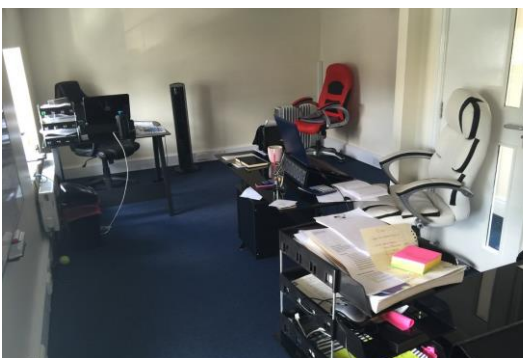


1ST FLOOR  
APPROX. FLOOR  
AREA 246 SQ.FT.  
(22.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 739 SQ.FT. (68.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2016

**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. C1235



#### Wickersley Office

234 Bawtry Road  
Wickersley, Rotherham  
S66 1AA  
T: 01709 500 333

#### Chapeltown Office

11 Lound Side  
Chapeltown, Sheffield  
S35 2UQ  
T: 0114 245 9696

#### Hillsborough Office

96 Middlewood Road  
Hillsborough, Sheffield  
S6 4HA  
T: 0114 241 3430

**PRS** Property  
Redress  
Scheme



sales@cruciblesalesandlettings.co.uk  
www.cruciblesalesandlettings.co.uk