

TO LET.

Modern Office Suites within City Centre



One East Parade, Sheffield, S1 2ET.

2nd Floor – 4,986 sqft (463 sqm) with car parking available.

4th Floor – 2,710 sqft (251 sqm) with car parking available.

Location

The subject property is situated in the heart of Sheffield City Centre, fronting High Street, with the entrance to the office suites directly off East Parade, which is a very attractive, pedestrian street adjacent to the Cathedral. This location benefits from excellent public transport links, with the Sheffield Supertram and numerous bus routes running directly outside on High Street and Church Street.

The main retail pitch of Fargate is located directly opposite which includes Marks & Spencer, WHSmiths, Greggs and Boots to name but a few. Numerous bars and restaurants are also located close by, including Kommune Food Hall, Orchard Square and Leopold Square, with Wagamamas, Zizzi Pizza, Pho and The Leopold Hotel.

Sheffield Train station is located within a short walk, providing direct access to the national rail network.

Description

1 East Parade is a very attractive Grade II Listed Building, situated in the heart of the Cathedral Quarter.

The 2nd Floor and 4th Floor offices are accessed from the main reception area with lift and stairs. The office suite benefits from:-

- Reception with lift access
- Flexible modern working areas
- Attractive views overlooking Sheffield Cathedral
- Male, female and accessible toilets

Car parking is also available within the under-croft car park, by way of separate agreement. Further, there is cycle parking within the basement area.

Accommodation

The accommodation comprises the following Net Internal Areas (NIA):

Description	Sq M	Sq Ft
Second Floor	463.3	4,986
Fourth Floor	250.92	2,701

Terms

The suites are available on a new lease on terms to be agreed, at a quoting rent of £12.50 per sq ft per annum exclusive.

Business Rates

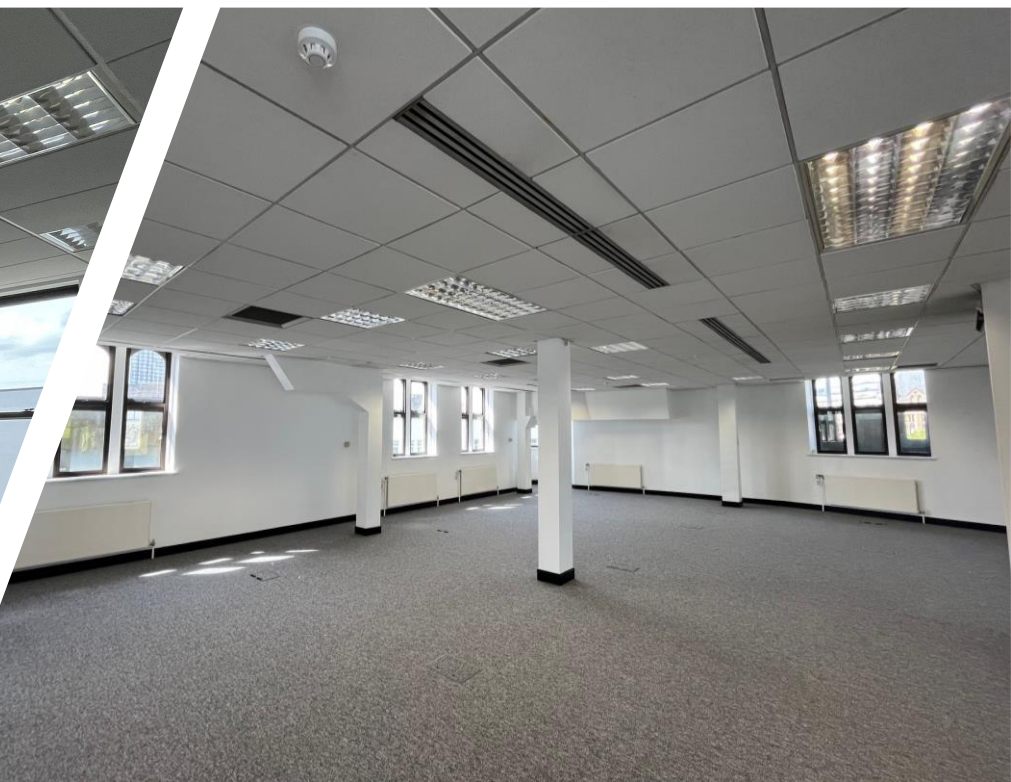
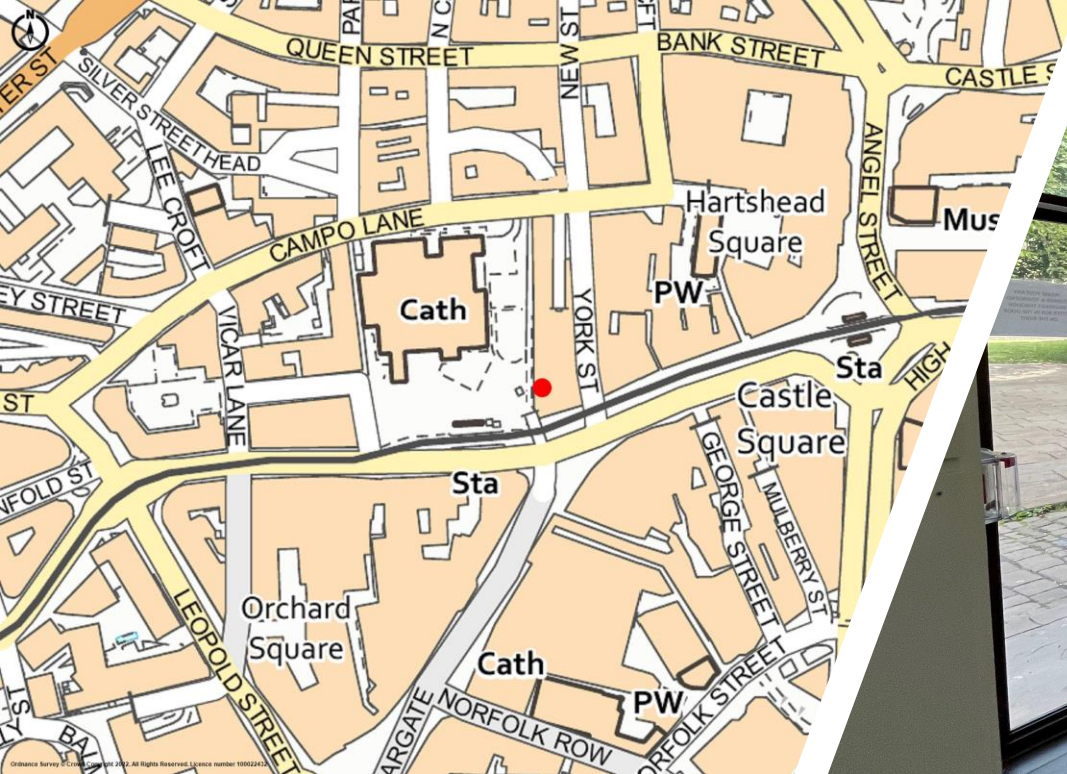
Interested parties are advised to make enquiries of Sheffield City Council's Business Rates department.

Legal Costs

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

EPC

EPC available on request.



Contact.



For further information, or to arrange a viewing, please contact the agent:

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On the instructions of:



**MARTLEY
CAPITAL GROUP**

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Particulars dated: June 2024. Photographs dated: June 2024.

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