

TO LET.



Detached two storey office building totalling 7,457 sq ft (629.77 sq m)

Antenna House, 1 St Marys Road, Sheffield, S2 4QA

Location.

Antenna House occupies a prominent Ring Road frontage site, close to St Mary's Gate and affording superb access to the south western suburbs via both London Road/Abbeydale Road (A61) and Ecclesall Road (A625).

Immediately across the Ring Road is The Moor retail area, which includes the Sheffield Markets and occupiers including The Light Cinema, HSBC, Primark and H&M to name but a few. The building is also adjacent to the New Era Square development and a short walk from Bramall Lane/Sheffield United's ground. Immediately adjacent to the building is an Aldi Supermarket with both Sainsburys and Waitrose also within walking distance. This location is well served by public transport and also benefits on site car parking.

Description.

Antenna House is a detached two storey office building providing ground floor open plan call centre/office space which has previously been used as a call centre accommodating 120 advisors. On first floor there are complimentary spaces including training rooms, canteen, break out and management areas.

Externally there are 16 car parking spaces to the front of the building, with the potential to expand.

The property offers the following specification:-

- Comfort cooled
- DDA compliant
- LED lighting
- Suspended ceilings
- 16 car parking spaces



Subject to Contract.
Promap

Accommodation.

We understand that the property has the following Net Internal Floor Area (NIA):-

Description	Sq M	Sq Ft
Ground floor office	389.90	4,197
First floor office	302.86	3,260
TOTAL	692.77	7,457

Quoting Rent.

The property can be let as a fully operational call centre i.e. ready to go at a rent of £20.00 per sq ft per annum exclusive.

Alternatively, the property can be let on a traditional lease for alternative use subject to the appropriate consents at a rent of £10.00 per sq ft per annum exclusive.

Terms.

The accommodation is available to let by way of a new Full Repairing and Insuring (FRI) Lease on terms to be agreed.

Rateable Value.

The property has a Rateable Value of £76,000.

EPC.

The property has an Energy Performance Certificate (EPC) rating of E-125.

Due Diligence.

Interested parties will be requested to provide the agent with company information to comply with anti-money laundering legislation.

VAT.

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

Costs.

Each party is to be responsible for their own legal costs incurred in any transaction.

Contact.



For further information, or to arrange a viewing, please contact sole agents Knight Frank.

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Particulars dated May 2024. Photographs dated XXXXXXXX.

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