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Telephone: 0114 275 3260

15 Arundel Gate, Sheffield S1 2PN



14/16 Church Street and 18 Church Street

City Centre Office and Retail Units to let

LOCATION

The units are situated on the northern side of Church Street at its junction with the High Street in close proximity to the prime pitch of Fargate and the pedestrianised open air Orchard Square Shopping Centre. Occupiers in the immediate vicinity include the Vue Cinema, Marks and Spencer, TopShop, TK Maxx, Tesco and Clarks.

Sheffield is the principal administrative centre in South Yorkshire and is located approximately 33 miles (53km) south of Leeds and 22 miles (35km) west of Doncaster. The M1 located directly to the north and east of the city providing direct access to the national motorway network. Excellent transport links, including the Supertram, within the City Centre and Sheffield mainline station provides regular and direct services to London Kings Cross with a fastest journey time of approximately 2 hours.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form any part of a contract

**Lane
Walker**

Chartered Surveyors
Commercial Property Consultants

DESCRIPTION

The subject property consists of a small retail unit on ground and basement and a large retail and office unit arranged over basement, ground, first, second and third floors. The first and second floor accommodation of the larger unit comprise office space.

The office accommodation further benefits from two separate access doors to the rear of the property via St James Row together with a large third floor of approximately 305 sq m (3,283 sq ft), currently used for plant and machinery.

The office space provides the following specification:

- Suspended ceilings with recessed Category 2 lighting
- Ceiling mounted air-conditioning cassettes
- Male and female facilities on each floor
- Two 8-person passenger lifts

ACCOMMODATION

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DESCRIPTION	SQ FT	SQ M
18 Church Street		
Ground Floor	994	92
Basement	973	90
14/16 Church Street		
Ground Floor	2,129	198
Basement	2,423	225
First Floor - Offices	5,405	502
Second Floor - Offices	5,140	477
Third Floor - Storage	365	34

TERMS

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The two units are offered to let on the rentals quoted below but on lease length to be agreed:

18 Church Street £22,500 per annum exclusive of VAT and Business Rates

14/16 Church Street £150,000 per annum exclusive of VAT and Business Rates

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

EPC

EPC report is available on request.

FURTHER INFORMATION

Should you require further information or wish to view the property please contact the sole agent:

Robert Lane
Lane Walker
0114 275 3260
robert@lanewalker.co.uk

SUBJECT TO CONTRACT

DETAILS REVISED January 2019

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