

Property Consultants



Crosthwaite
COMMERCIAL

To Let/For Sale

T 0114 272 3888

Hawk Works, 105A Mary Street, Sheffield S1 4RT

Sovereign Court, 300 Barrow Road, Sheffield S9 1JQ



- High Quality Suburban Office Space
- 11,000 sq ft on Ground & First Floors
- Single Floor of 5,500 sq ft Available
- Generous Car Parking – Up to 5 spaces per 1,000 sq. ft.
- Prime Business Location close to M1 & Meadowhall
- To Let on a New Lease or For Sale

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LOCATION

Sovereign Court occupies a prominent position on Meadowhall Road (A6109) within a quarter of a mile of Junction 34 of the M1 Motorway. Meadowhall Retail Complex lies immediately to the south and Sheffield City centre is approximately 3 miles south west.

The offices benefit from excellent car parking provision and Meadowhall Transport Interchange is situated immediately the rear of the property, facilitating access by both public and private transport to the South Yorkshire conurbations.

DESCRIPTION

Sovereign Court provides a two-storey courtyard development with Unit A providing offices from 5,500 sq ft (510 sq m) to 11,000 sq ft (1,021 sq m).

Sovereign Court provides a Grade A specification, Including: -

- Raised access floors
- Comfort cooling
- Lift access
- Highly energy efficient
- Extensive on-site car parking
- Excellent public transport links
- Business park environment.

There is provision within the development for three car parking space per 1,000 sq ft, however, there is potential for overspill car parking on the land to the rear of the site making a total of around 55 spaces.

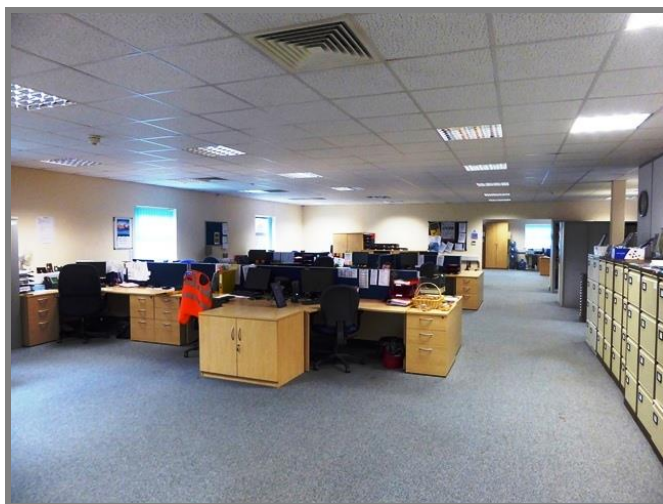
ACCOMMODATION (Approx net internal areas)

Ground Floor	5,458 sq ft	507 sq m
First Floor	5,458 sq ft	507 sq m
Total	10,916 sq ft	1,014 sq m

RATING

According to the 2017 Rating List on the Internet, the premises in Unit B are assessed as follows: -

Ground Floor	Offices & Premises	RV £54,500
Part 1 st Floor	Offices & Premises	RV £35,750
Part 1 st Floor	Offices & Premises	RV £16,750



LEASE

The offices are available as whole, or the ground floor may be let separately, on the basis of a new full repairing and insuring lease for a term to be agreed with provision for 5 yearly rental reviews.

RENT

Rent on application. VAT will be payable on the rent.

PURCHASE

The freehold may be available to purchase either with vacant possession of the whole or subject to a lease of the first floor to Efficiency North. Full details on request.

ENERGY PERFORMANCE CERTIFICATE

The first floor of the premises has a rating of 73 (Band C). A full EPC will be provided on request.

SERVICE CHARGE

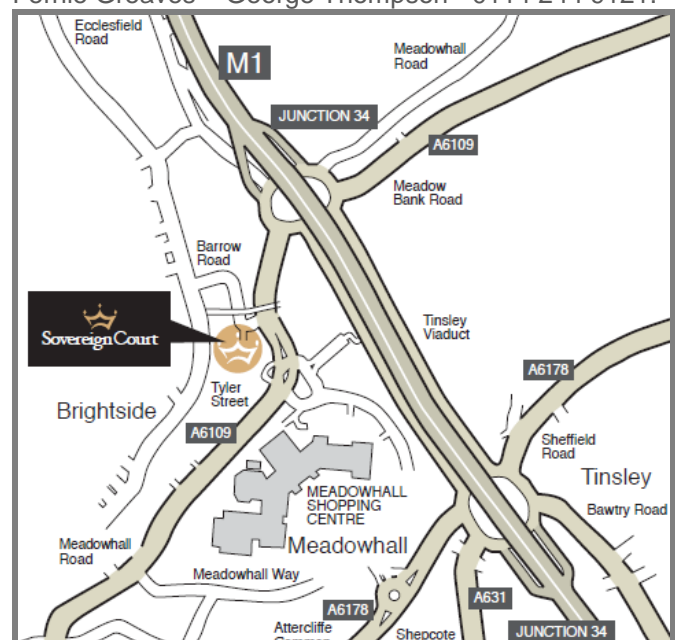
A service charge may be made for the maintenance of common areas, external landscaping and external maintenance.

VIEWING ARRANGEMENTS

For further details or to arrange a viewing, please contact Crosthwaite Commercial - Martin Crosthwaite on 0114 272 3888 or email martin@crosthwaitecommercial.com

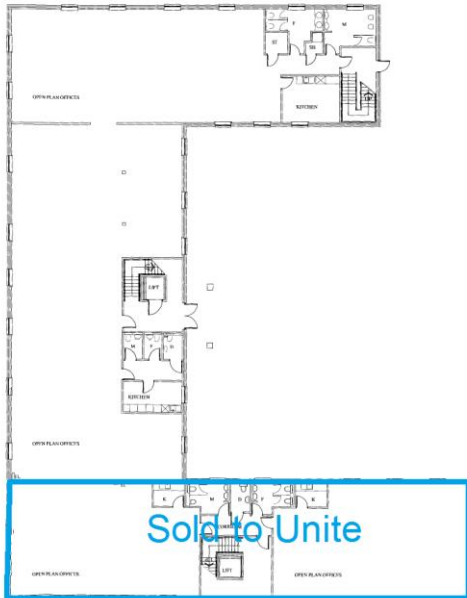
JOINT AGENTS

Fernie Greaves – George Thompson - 0114 244 9121.

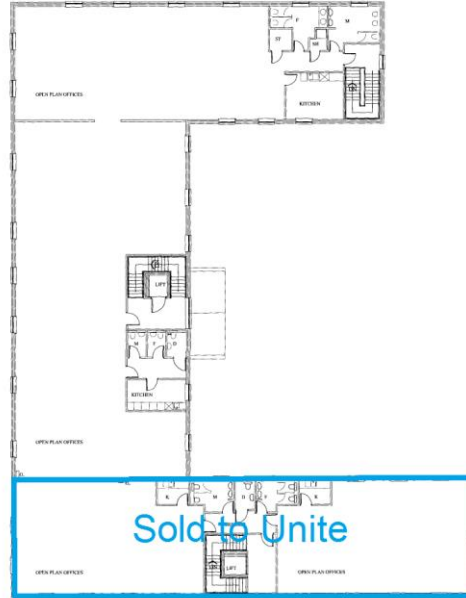


SUBJECT TO CONTRACT AND AVAILABILITY

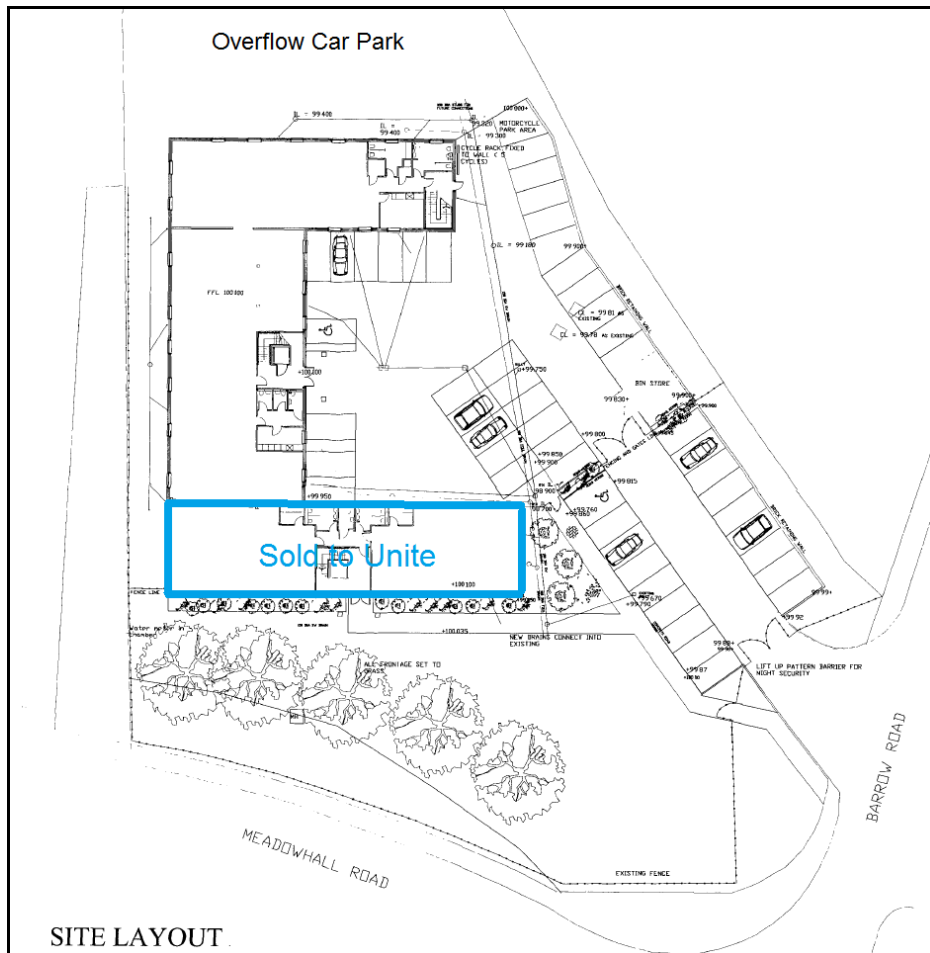
July 2017



GROUND FLOOR LAYOUT



FIRST FLOOR LAYOUT



SITE LAYOUT