For Sale/May Let
Charlotte House, 500 Charlotte Road, Sheffield S2 4ER

• Self-Contained Office Building
• 4,200 sq ft on Ground & First Floors
• Generous Car Parking Provision – 30 Spaces
• Convenient Edge of City Location
• Freehold For Sale or May Let

www.crosthwaitecommercial.com
LOCATION
Charlotte House occupies a prominent position situated on a triangle of land between Charlotte Road, Heeley Bank Road and Olive Grove Road offering easy access to the A61 (Queens Road) one of the main arterial routes in and out of Sheffield.

Sheffield city centre is approximately 1½ miles to the north. Sheffield Train Station is within a 5 minute drive and there are bus and Supertram stops within a short walk of the property. There are a variety of amenities on the nearby Queens Road.

DESCRIPTION
Charlotte House provides a two-storey detached office building providing 4,200 sq ft with a generous car park and landscaping.

Charlotte House provides the following specification, including:
- Air Conditioning to part
- Suspended ceilings
- Recessed lighting
- Reception
- Fitted Kitchen
- 30 car parking spaces
- Good public transport links

ACCOMMODATION (Approx net internal areas)

<table>
<thead>
<tr>
<th>Floor</th>
<th>Area</th>
<th>m²</th>
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<tbody>
<tr>
<td>Ground Floor</td>
<td>2,017 sq ft</td>
<td>187 sq m</td>
</tr>
<tr>
<td>First Floor</td>
<td>2,177 sq ft</td>
<td>202 sq m</td>
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<tr>
<td>Total</td>
<td>4,194 sq ft</td>
<td>389 sq m</td>
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RATING
According to the 2017 Rating List on the Internet, the premises are assessed as follows:
- Offices & Premises: RV £37,500

SALE
Offers in the region of £325,000 subject to contract, are invited for the freehold interest with vacant possession on completion.

LEASE
Alternatively, our clients may look at granting a new lease on the premises on terms to be agreed.

VIEWING ARRANGEMENTS
For further details or to arrange a viewing, please contact Crosthwaite Commercial – Mark Holmes on 0114 272 3888 or email mark@crosthwaitecommercial.com

ENERGY PERFORMANCE CERTIFICATE
A full EPC will be provided on request.

SUBJECT TO CONTRACT AND AVAILABILITY
July 2017
Floor Plans.

Note these are not to scale and there may be some minor variations on site.