Property Consultants

Crosthwaite COMMERCIAL
T 0114 272 3888
Hawk Works, 105A Mary Street, Sheffield S1 4RT

To Let

Mott MacDonald House, 111 St. Mary's Road, Sheffield S2 4AP

- Prime City Centre Office Building
- 19,750 sq ft with 25 Car Parking Spaces
- Full Refurbishment Programme Proposed
- Situated on Inner Ring Road Close to Train & Bus Stations
- To Let on a New Lease

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LOCATION

The property is situated on the south side of the city centre fronting St Mary's Road which forms part of Sheffield's inner ring road.
The train and bus stations are within easy walking distance as well as the prime shopping areas of The Moor.
Occupiers nearby include Sheffield City Council, Premier Inn, Aldi, Decathlon, Tribal Group, McDonald's drive-thru, Waitrose and Pure Gym.

DESCRIPTION

The property comprises a self-contained four storey office building with car parking. The building was constructed around 1990 and has been occupied ever since by Mott MacDonald, who have now re-located.
The building has raised floors throughout and provides mainly open plan office space with a number of private offices and a central ground floor reception area.
The building has been recently vacated and the freeholders intend to carry out a full refurbishment scheme with the specification to be agreed in advance with the ingoing tenant.

ACCOMMODATION (Approx net internal areas)

Ground Floor		
Reception	288 sq ft	26.8 sq m
Office	4,463 sq ft	414.6 sq m
First Floor		
Office	6,775 sq ft	629.4 sq m
Second Floor		
Office	5,910 sq ft	549.1 sq m
Third Floor		
Office	2,305 sq ft	214.1 sq m
Total	**19,741 sq ft**	**1,834 sq m**

RENT

Rental offers in the region of **£285,000** per annum (£13.50 p.s.f plus £750 per car space) are invited.

VAT

The rent is subject to VAT.

LEASE

The premises are offered on a new FRI lease for a term to be agreed.

RATING

According to the 2017 Rating List on the Internet, the property is currently assessed as follows: -

Offices and Premises Rateable Value £160,000

The estimated rates bill for 2017/18 is £76,640.

ENERGY PERFORMANCE CERTIFICATE

A full EPC will be provided on request.

VIEWING ARRANGEMENTS

Viewing arrangements, or any further information, can be obtained from Martin Crosthwaite at Crosthwaite Commercial on 0114 272 3888 or email martin@crosthwaitecommercial.com

JOINT AGENTS

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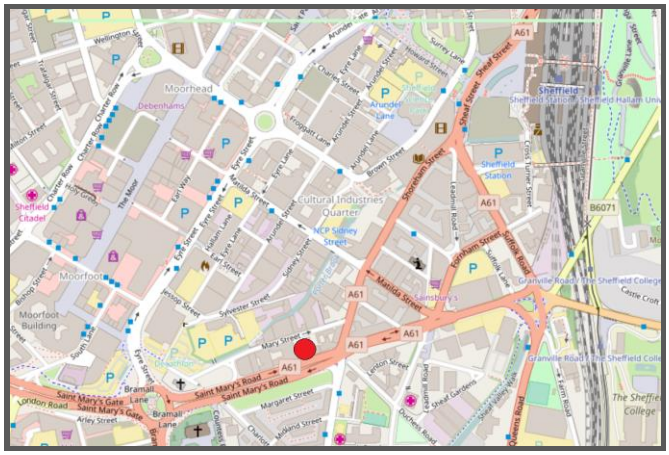

SUBJECT TO CONTRACT & AVAILABILITY **June 2017**

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

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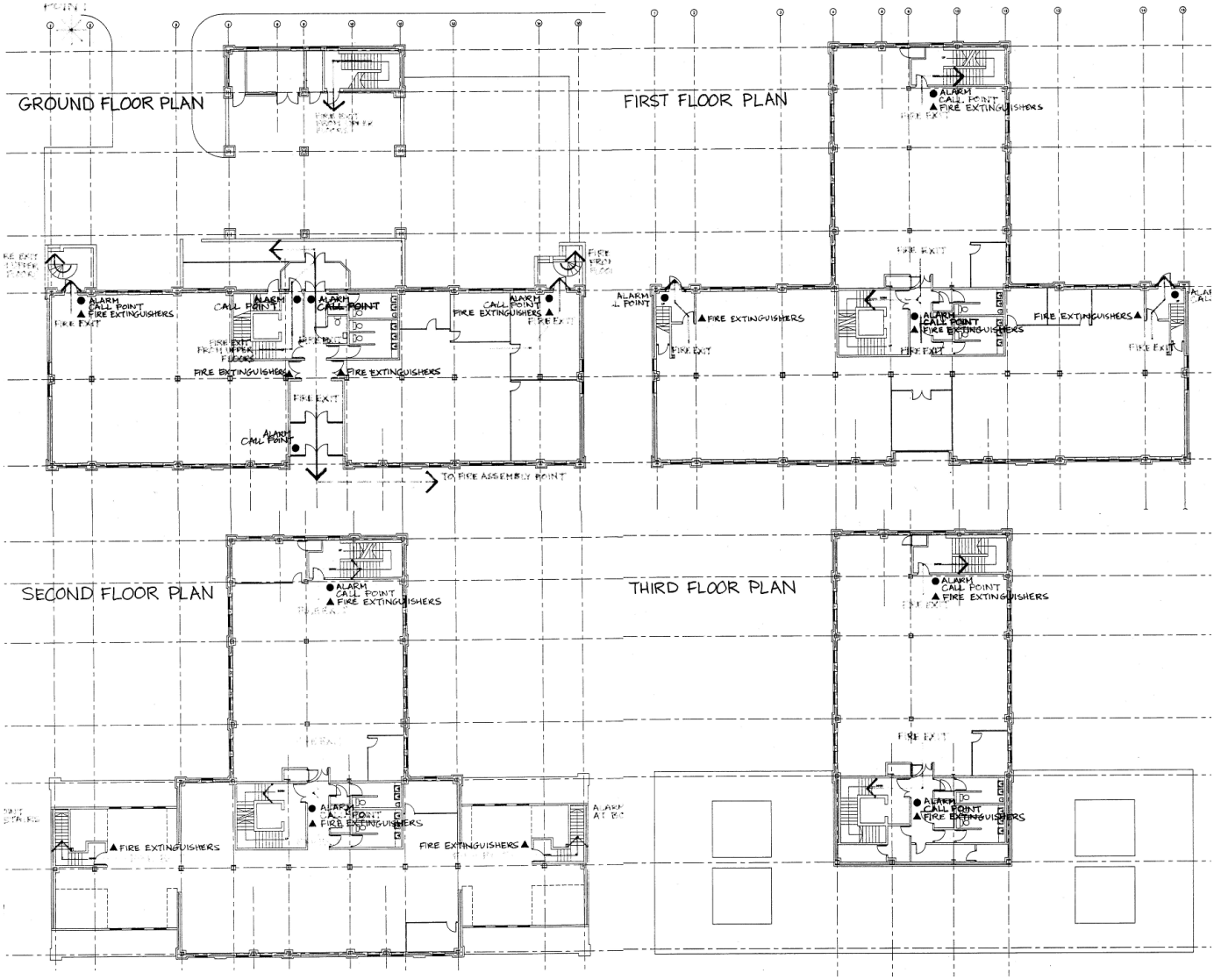
Layout Plans (Not to scale)



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