



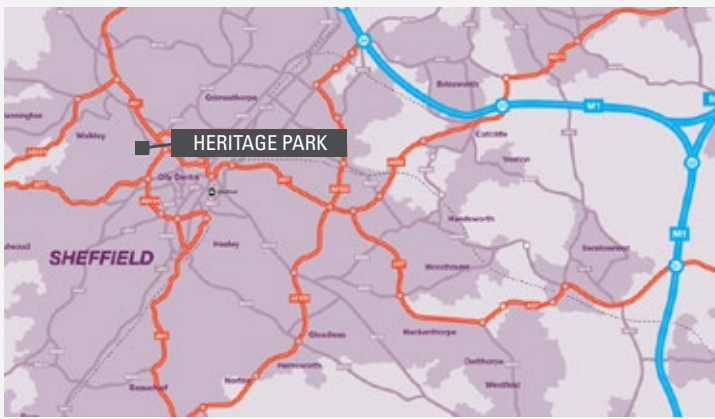
HERITAGE PARK

INFIRMARY ROAD | SHEFFIELD | S6 3BR



INTRODUCTION

A range of four self contained office buildings with extensive on site parking providing an attractive working environment up to 80,000 sq ft with 160 car parking spaces.



LOCATION

Heritage Park is situated on Infirmary Road, approximately 1 mile North West of the City Centre. The property lies 200m from the A61, one of the main arterial routes into Sheffield. The property is accessed from Albert Terrace Road and is located next to the Infirmary Road tram station. As such, it has excellent commuter links to the rest of the City.

Heritage Park benefits from local amenities with Tesco's supermarket situated immediately adjacent to the site. Together with on site parking and cafe facilities.

There are nearby tram and bus stops located on Infirmary Road with direct links to the City Centre, Sheffield train station and the University.

DESCRIPTION

The site extends to 3.67 acres and comprises of four buildings totalling 80,000 sq ft within a self-contained campus environment. Victoria House, Heritage House and Centenary House currently provide 6,566 sq. m. (70,685 sq. ft.) of office accommodation and are arranged around the Round House at the centre of the campus, which extends to 921 sq. m. (9,911 sq. ft.).

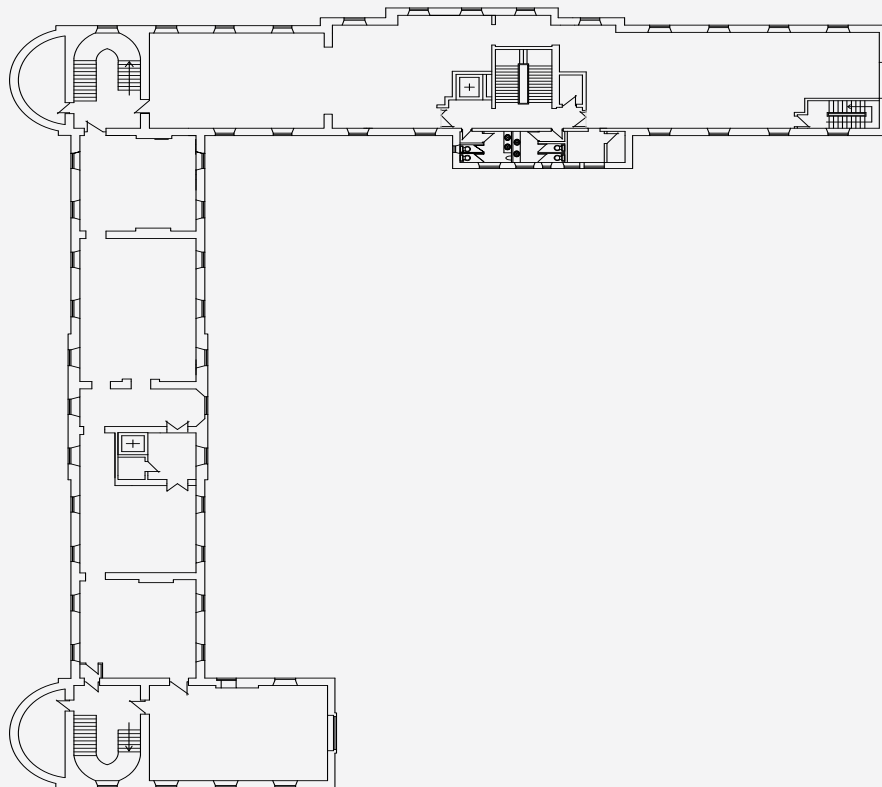
The site benefits from a generous allocation of 160 car parking spaces.

HERITAGE HOUSE

TYPICAL FLOOR PLAN - FIRST FLOOR

Heritage House is Grade II* listed. Arranged in an L shaped configuration, the building is split into the East and South Wings, arranged over Basement, Ground and two Upper Floors. Each of the wings has its own entrance and lift. Windows are single glazed, timber framed sashes and the building is heated by gas central heating with wall mounted panel radiators throughout.

Over 4 floors
Total Size: 27,633 sqft
Car park spaces: 60



CENTENARY HOUSE

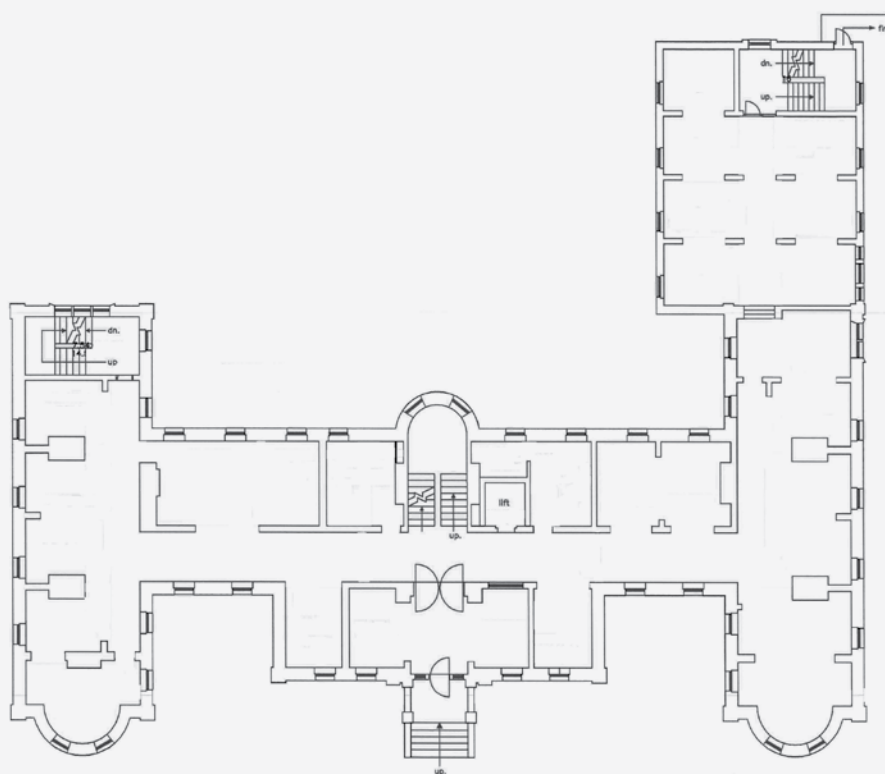
TYPICAL FLOOR PLAN - FIRST FLOOR

Centenary House is Grade II listed. This stone building is arranged over Basement, Ground and three Upper Floors with accommodation being provided around a central core area comprising a lift, staircase and male and female WCs.

Over 5 floors

Total Size: 19,376

Car park spaces: 40



VICTORIA HOUSE

TYPICAL FLOOR PLAN - GROUND & FIRST FLOOR

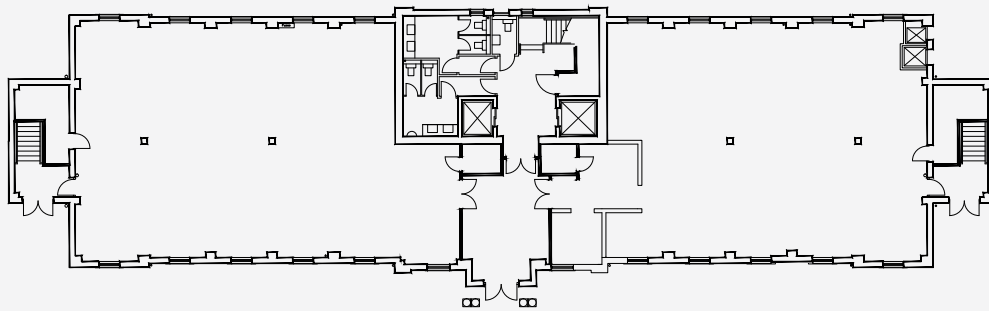
Victoria House was constructed in 1990s and provides office accommodation over Ground and four Upper Floors. The property is open plan, arranged around a central core benefiting from two passenger lifts and male and female WCs on each floor. Victoria House has UPVC doubled glazed windows and gas central heating.

Over 6 floors

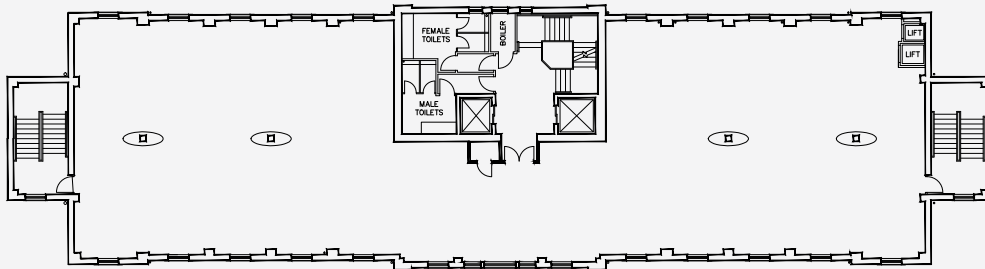
Total Size: 23,676 sqft

Car park spaces: 40

GROUND FLOOR



FIRST FLOOR

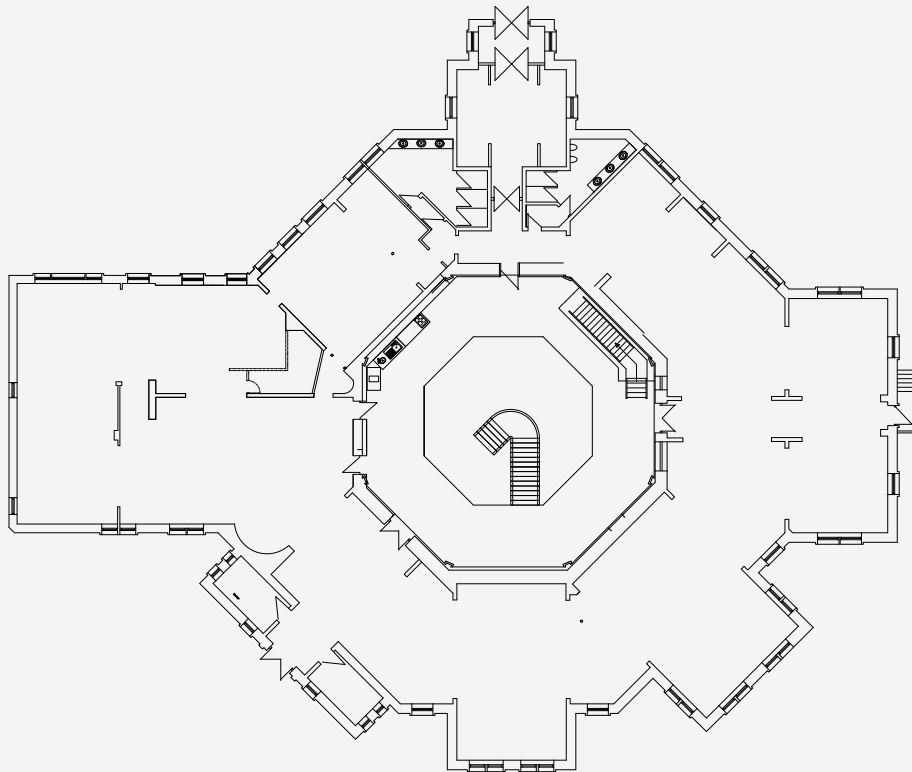


THE ROUND HOUSE

TYPICAL FLOOR PLAN - FIRST FLOOR

The Round House is Grade II listed and is situated at the centre of the site. This attractive property has previously been used as meeting rooms and a staff café and has potential for a number of ancillary uses. The accommodation is arranged over the Ground floor with a Mezzanine area around the perimeter of the building and gas central heating.

Over 1 floor
Total Size: 9,911 sqft
Car park spaces: 18



OPPORTUNITY

The listed status of Centenary House, Heritage House and the Round House restricts the scope for extension of these buildings; however, all have been comprehensively updated and upgraded internally, providing extensive opportunity for internal alterations.

The existing tenant, Aviva, are decanting from the premises in early 2014 providing a unique opportunity for an occupier to acquire the premises either on a lease or freehold basis.

The site benefits from 160 car parking spaces and there is scope to situate additional new build accommodation on this area. The extent of which would be dependent upon the proposed use and associated car parking requirements required.



HERITAGE PARK

INFIRMARY ROAD | SHEFFIELD



Misrepresentation Act 1967 : for themselves and for the vendors of this property whose agents they are give notice that:-
i) The particulars are set out as general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) No person in the employment of above has any authority to make or give any representation or warranty whatever in relation to these properties.

FOR FURTHER INFORMATION:
anna.main@praxis-holdings.com
0161 839 9454



WWW.PRAXIS-HOLDINGS.COM