

Property Consultants



T 0114 272 3888

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

To Let

362 Cemetery Road, Omega Court, Sheffield S11 8FT



- **Suburban Self Contained Ground or Second Floor Office**
- **Popular Location Close to Ecclesall & Sharrow Vale Road**
- **886 sq ft (82.3 sq m)**
- **2 Car Parking Spaces + Visitor Parking**
- **Immediately Available**
- **To Let on a New Lease**

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LOCATION

Omega Court is located off Cemetery Road close to its junction with Psalter Lane, Sharrow Lane and Sharrow Vale Road, 2 miles from Sheffield city centre.

The office park provides an attractive working environment and occupiers include a number of professional firms including Volta Creative, Holdsworth Accountants, Click Solicitors and Primesite.

DESCRIPTION

The subject suites comprise of ground or second floor office accommodation in an attractive modern mid terraced three storey building. Internally there is open plan office accommodation, with two partitioned office rooms to the side and rear of the suite, along with a Kitchen & WC.

The office's also benefit from 2 designated car parking spaces to the front of the property as well as additional shared visitors parking.

ACCOMMODATION (Approx internal areas)

Ground Floor Total	886 sq ft	82.3 sq m
Second Floor Total	886 sq ft	82.3 sq m



ENERGY PERFORMANCE CERTIFICATE

A full EPC is available on request.

RATING ASSESSMENT

According to the 2023 Rating List on the Internet, both units are assessed as follows:-

Ground Floor - Offices & Premises: R.V. £10,250

Second Floor - Offices & Premises: R.V. £8,100

Subject to status, 100% business rates relief could be available resulting in a nil charge.

RENT

Ground Floor - £14,000 per annum

Second Floor - £10,500 per annum

LEASE

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

USE

The premises currently benefit from an 'E' use class, which includes retail and professional services.

RENT DEPOSIT

A rent deposit may be held as a bond over the term of the lease.

LEGAL COSTS

Each party are to be responsible for the payment of their own legal costs in connection with this transaction.

VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agents detailed below:

Mark Holmes - Crosthwaite Commercial

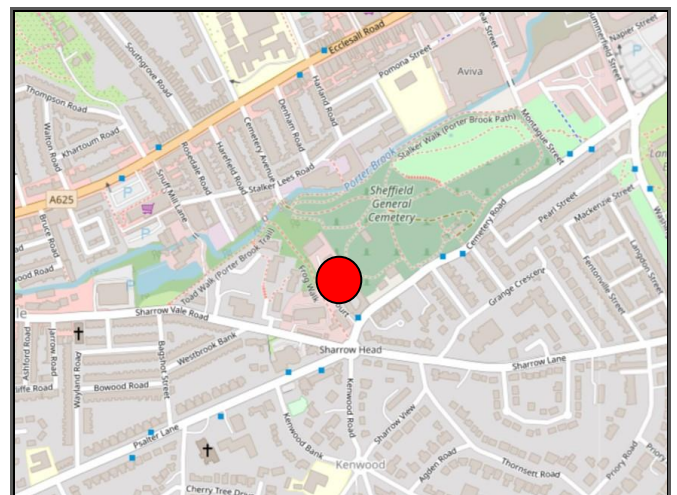
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SUBJECT TO CONTRACT & AVAILABILITY

December 2024