

Property Consultants



**Crosthwaite**  
**COMMERCIAL**

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# To Let

3 Paradise Square, Sheffield S1 2DE



- Period Office Premises To Let
- Listed Building Situated in Paradise Square
- Car Parking Available by Separate Negotiation
- 1,185 Sq Ft (110.0 sq m)
- To Let On a New Lease
- Immediately Available

[www.crosthwaitecommercial.com](http://www.crosthwaitecommercial.com)

## LOCATION

This characterful office premises is located in Paradise Square, Sheffield's Cathedral quarter, the traditional business core.

The premises are close to Sheffield Cathedral and the prime shopping areas of Fargate and benefit from excellent transport links with many bus routes and a Supertram stop nearby.

There is an NCP multi-storey car park close by as well as on-street parking.

## DESCRIPTION

3 Paradise Square offers office accommodation over three floors in an attractive period building situated around a Georgian Square.

The building benefits from the following specification, Including: -

- Recessed lighting
- Gas Central Heating
- Intercom system
- Kitchen & W.C facilities

The premises comes with 2 parking spaces.

## ACCOMMODATION (Approx net internal areas)

Ground Floor	334 sq.ft	31.0 sq.m
First Floor	435 sq.ft	40.4 sq.m
Second Floor	416 sq.ft	38.6 sq.m
<b>Total</b>	<b>1,185 sq.ft</b>	<b>110.0 sq.m</b>

## RATING ASSESSMENT

Details on request.

## ENERGY PERFORMANCE CERTIFICATE

A full Energy Performance Certificate will be provided on request.



## RENT

**£16,500 per annum.** VAT is not payable.

## LEASE

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

## 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.

## MONEY LAUNDERING

In order to comply with Money Laundering Regulations, ingoing tenants will be required to provide identification documentation.

## VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the joint agents detailed below.

**Mark Holmes - Crosthwaite Commercial**

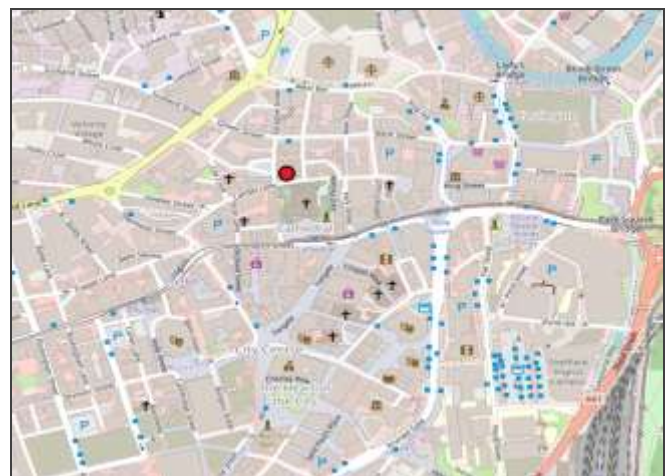
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SUBJECT TO CONTRACT AND AVAILABILITY

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