

Property Consultants



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

For Sale

**Units 3-4 Omega Court, 364-366 Cemetery Road,
Sheffield, S11 8FT**



- Self-Contained Three Storey Office Building
- Popular Location Close to Ecclesall & Sharrow Vale Road
- 5,451 sq ft & 13 Car Parking Spaces
- Superbly Fitted with Variety of Internal Offices
- Ideal for Owner Occupiers/Investors
- For Sale - Offers Invited in the Region of £875,000

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LOCATION

The property is located within Omega Court on Cemetery Road close to the junction of 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.

The property is also located close to the prosperous south western suburbs and has good access to local shopping, restaurants and bars, which are readily accessible on Ecclesall Road and in the Sharrow Vale shopping area.

DESCRIPTION

An attractive double fronted, three storey office building which offers predominantly open plan floor space.

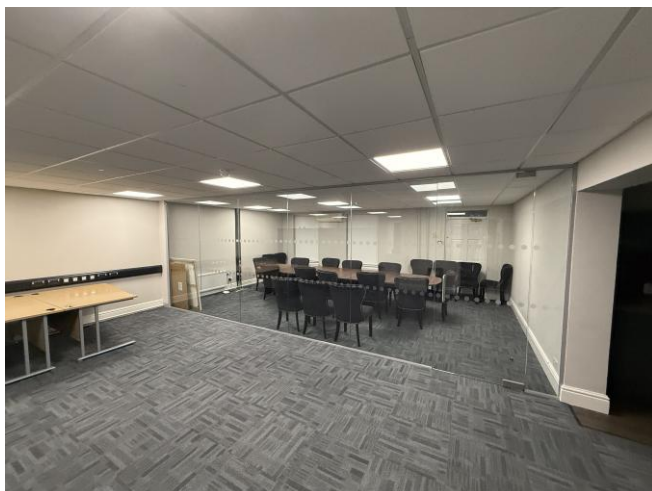
The accommodation has been designed so that it can be occupied as a whole or on a floor by floor basis.

The space has recently been refurbished and benefits from LED lighting, shower facilities, kitchen and toilet facilities on each level, perimeter trunking and excellent natural light.

ACCOMMODATION (Approx net internal areas)

Ground Floor	1,817 sq ft	168.6 sq m
First Floor	1,817 sq ft	168.6 sq m
Second Floor	1,817 sq ft	168.6 sq m
Total	5,451 sq ft	505.8 sq m

13 car parking spaces are demised with the office. There is also a separate communal car parking area for the estate.



ENERGY PERFORMANCE CERTIFICATE

The office has a rating of 79 (Band D). A full EPC is available on request.

PRICE

Offers in the region of **£875,000**. We understand that VAT will be payable.

TITLE

The premises are held on a long leasehold interest (999 years from September 1988). This includes a user clause restricting the use to offices. The Premises will be sold with Vacant Possession.

RATING

The premises are assessed as follows: -

Ground Floor	Offices & Premises	RV £21,750
First Floor	Offices & Premises	RV £21,500
Part Second	Offices & Premises	RV £9,800
Part Second	Offices & Premises	RV £7,400

MONEY LAUNDERING

To comply with Money Laundering Regulations, purchasers will be required to provide identification documentation together with confirmation of the source of funding. Further details on request.

LEGAL COSTS

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

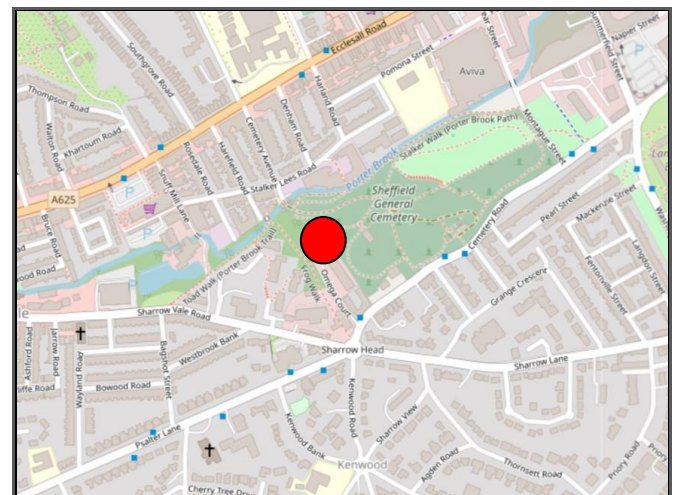
VIEWING ARRANGEMENTS

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

Mark Holmes - Crosthwaite Commercial

mark@crosthwaitecommercial.com

07738 275 226



SUBJECT TO CONTRACT & AVAILABILITY **October 2026**