



Modern, Self Contained Office

1,062 – 2,131 sq ft (98.69 – 197.98 sq m)

- Close to Meadowhall and Junction 34 M1
- Available as a whole or on a floor by floor basis
- Flexible open plan space with partitioned meeting room
- 9 car parking spaces, plus additional on-road parking

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1,062 – 2,131 sq ft (98.69 – 197.98 sq m)

Location

The property is well located North of Sheffield City Centre, close to the Meadowhall Shopping Centre and Junction 34 of the M1.

The property may be approached from Meadowhall Road, turning on to Jenkin Road and right on to Holywell Road (B6082), turning left on to Julian Road, following the estate road round and Horizon House is at the top of the estate, within an established office park.

Description

Horizon House comprises a two storey detached office building in an elevated position, commanding excellent views. The property is accessed through central entrance core, off which are toilets and kitchen facility.

The property provides modern accommodation, benefiting from good natural light, specification includes carpets throughout, central heating, suspended ceiling with lighting.

Externally, there is car parking for 9 spaces, allocated to the building.

Accommodation

The property comprises the following Net Internal Areas:

Accommodation	Sq Ft	Sq M
Ground Floor	99.29	1,069
First Floor	98.69	1,062
Total	197.98	2,131

Terms

The property is available to let on a new lease on terms to be agreed, at a quoting rent of £18,000 per annum for the whole or £9,000 on a floor by floor basis.

EPC Rating

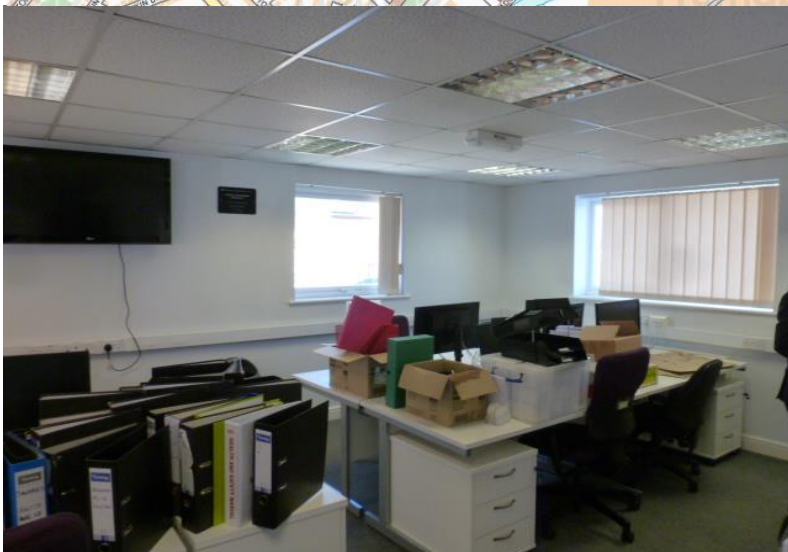
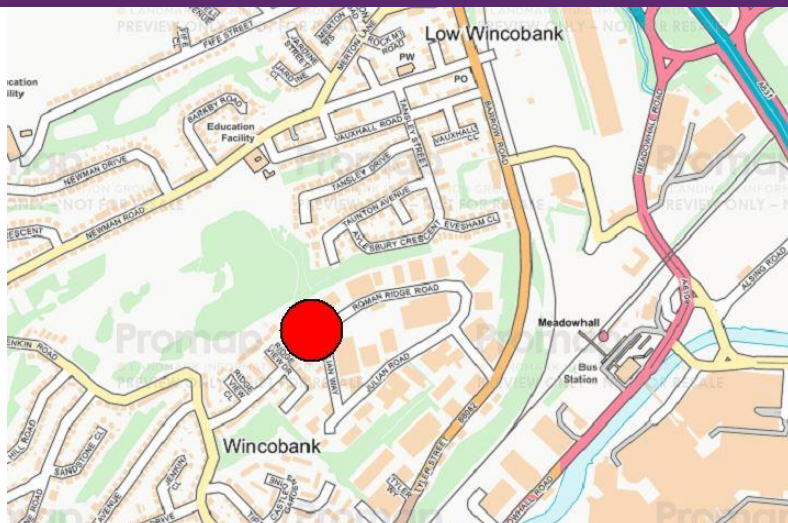
Available upon request.

Legal Costs

Each party to bear their own legal costs incurred in any transaction.

VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.



Further Information

Further enquiries through the sole agents, CPP:

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Date of Particulars

April 2018



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