

First Floor Office, Telegraph House, High Street, Sheffield, South Yorkshire, S1 2AN

- Prime location in the centre of Sheffield
- Opposite Fargate, the pedestrianised retail heart of the city
- Modern Office Suite within a Listed Building



## First Floor Office, Telegraph House, High Street, Sheffield, South Yorkshire, S1 2AN

Areas (Approx. Gross Internal)

Office Space 2,622 sq.ft

## Description

A landmark Victorian building in the heart of a bustling city centre. Grade II Listed Telegraph House, which was originally home to the Sheffield Telegraph newspaper. It is located on Sheffield's High Street and now features retail units on street level with commercial offices and apartments above. Completed with a distinctive clock face and mouldings, it was originally constructed in 1890. Potential to combine with ground retail unit

#### The suite is well fitted out with the following specification:

- **LED Lighting**
- Glass partitioning
- Self contained male and female WC's
- Air conditioning
- Kitchen area
- Door access system
- Self contained Ground Floor access can be provided





#### Rent

£26,000 p.a.x

#### **Business Rates**

Rateable Value £21,750, Sheffield City Council

#### Service Charge

A service charge will be levied for the maintenance of common areas.

The Landlord will insure the premises the premiums to be recovered from the tenant.

### **Energy Performance**

Further information available upon request.

#### **Legal and Surveyor Costs**

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.

# Viewing

Strictly via prior appointment with the appointed agent



Simon Eatough 07771 764148 seatough@lcpproperties.co.uk COMMERCIAL PROPERTY PARTNERS www.cppartners.co.uk

> Max Pickering 0114 270 9165 07835 059 363 max@cppartners.co.uk



**Tom Shelton** 07738 335482 tom@crosthwaitecommercial.com

MISREPRESENTATION ACT. 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1166 of the Companies Act 2006) associated companies and employees ("ver") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. (We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. (This brochure gives a large amount of [statistical] information and there will investigate by the particulars in this brochure ree representations of fact but should septed in the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information or warranty whatsever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal is taken on all documentation before entering into a contract. Visual out be aware that the Code of Practice on Commerciate Undersorated Wisels strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website https://www.rics.org/uk/upholding-professional-standards/rela-estate/code-for-leasing-business-premises-st-relations. Long visual professional information can be found at www./cproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.