

# FIRST YEAR RENT

Only £10,000



## TO LET

Office Unit

1,996 sq.ft (185.4 sq.m)

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
- LAST SUITE REMAINING!

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

### Areas (Approx. Gross Internal)

|              |             |              |
|--------------|-------------|--------------|
| Office Space | 1,996 sq.ft | (185.4 sq.m) |
|--------------|-------------|--------------|

### 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.

We have one suite remaining of 1,996 sq.ft on the first floor. The suite benefits from air conditioning, LED lighting, a kitchen, demised WC's and a door access system. The suite is arranged as a number of private offices and an open plan area. The space is in need of a refurb and an incoming tenant can have an input into this. The common areas of the building have recently been refurbished.

### Rent

£10.00 per sq.ft, per annum exclusive

### Business Rates

Approximately £4.90 per sq.ft

### Service Charge

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

### Insurance

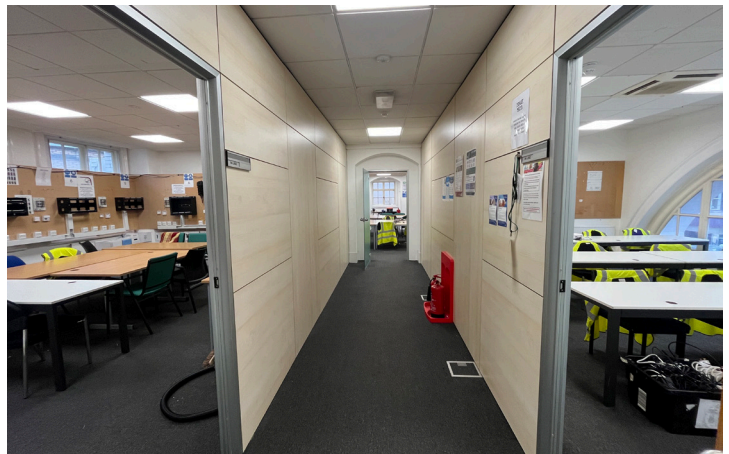
The Landlord will insure the premises the premiums to be recovered from the tenant.

### 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



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