

OFFICES - TO LET



**SECOND FLOOR, 352 OMEGA COURT, CEMETERY ROAD, SHEFFIELD S11 8FT**

**Rent: £9,500 per annum exclusive**

**Size: 786 sq ft (73.0 sq m)**

- Modern specification.
- Two car parking spaces.
- WC's/kitchen facilities.

## LOCATION

Omega Court Office Park is conveniently located off Cemetery Road, close to its junction with Psalter Lane and Sharrow Vale Road. It is an extremely popular area for businesses wishing to be on the south west side of the City, close to the amenities and leisure facilities around Ecclesall Road and yet only a couple of minutes drive from Sheffield City Centre.



## DESCRIPTION

The offices are situated on the second floor with reception, office, store and directors office beyond.

The offices have kitchen and toilet facilities.

The offices benefit from suspended ceiling throughout, gas fired central heating and private on-site car parking for both the occupier and visitors.

## SERVICES

We understand mains gas, electricity and water are connected and available to the premises. Heating in the unit is via gas fired central heating.

Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

## ACCOMMODATION

All measurements are approximate prepared on a net internal area basis. IPMS areas are available on request.

	M <sup>2</sup>	SQ FT
Offices and Store	73.0	786
Total	73.0	786

## RENT

£9,500 per annum exclusive

## VAT

We understand that VAT will be charged on the rental and/or any other payments detailed.

## LEASE TERMS

The office is available to let by way of a new full repairing and insuring (FRI) lease, on a term of 3 or 5 years or multiples thereof.

## BUSINESS RATES

We understand from internet enquiries made from the VOA website that the property has yet to be assessed separately.

## TENURE

Leasehold

## SERVICE CHARGE

Utilities costs and service charge will be rebilled by the landlord.

## LEGAL COSTS

Each party to bear their own costs in relation to this transaction.

## EPC

The property has an EPC of C(70).

## ANTI-MONEY LAUNDERING

Please note all prospective parties will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents to instruction of Solicitors. Further information regarding these requirements will be provided in due course.

For more information, visit [eddisons.com](http://eddisons.com)  
0114 244 9121



BTG Eddisons is the trading name of Eddisons Commercial Ltd. The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.



## VIEWING

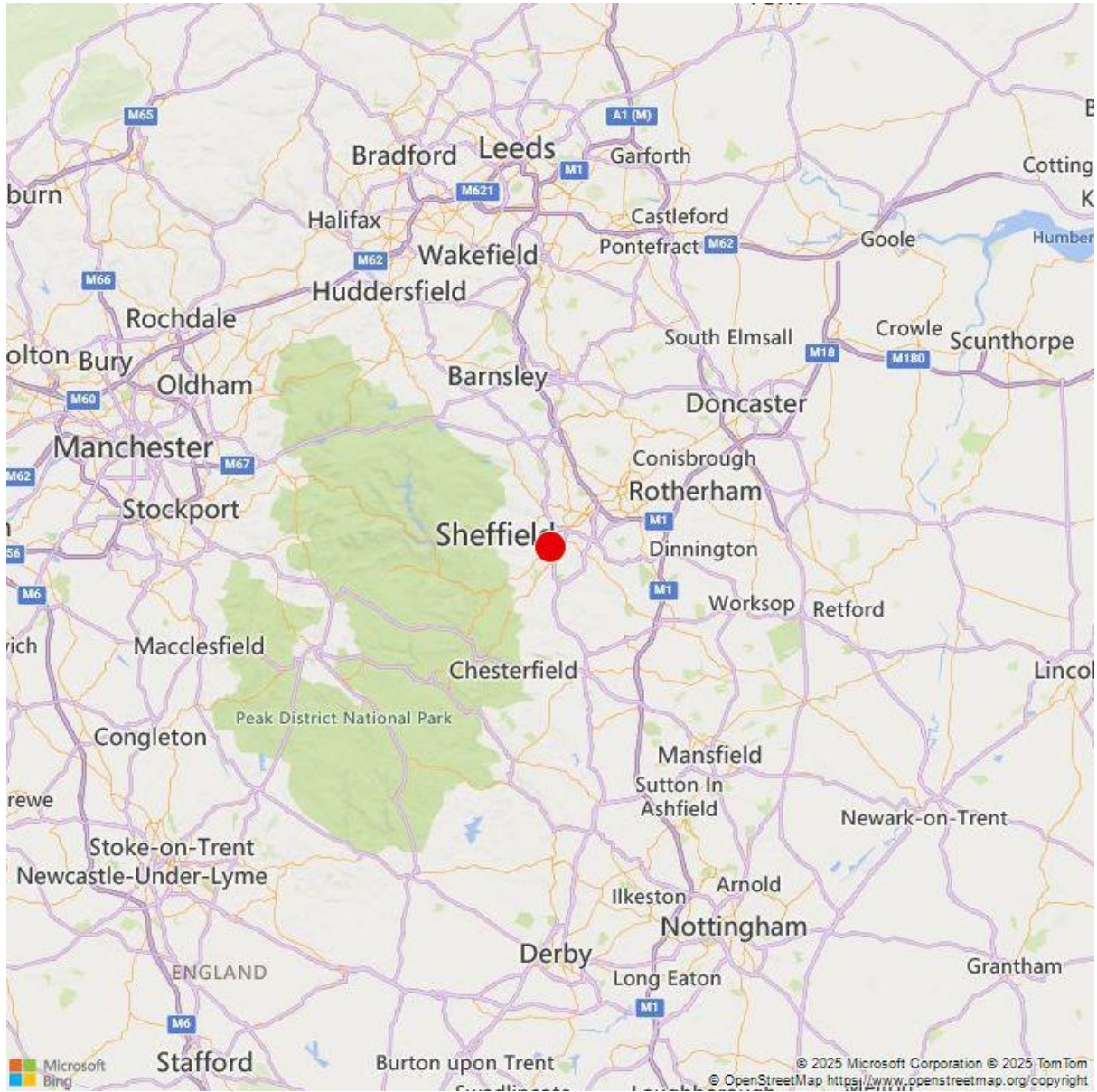
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