



Tenancy and accommodation

Floor	Use	Floor Areas (Approx) (1)		Possession
Ground	Office/Ancillary	329.68 sq m	(3,549 sq ft)	Vacant Possession
First	Office/Ancillary	319.80 sq m	(3,442 sq ft)	
Second	Office/Ancillary	319.96 sq m	(3,444 sq ft)	
Totals		969.44 sq m	(10,435 sq ft)	

(1) The floor areas above are approximate Net Internal Areas. The property has an approximate Gross Internal Area of 12,463 sq ft.

Note

This property is being marketed for sale on behalf of Fixed Charge Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Fixed Charge Receivers to the best of their knowledge, but the purchaser must rely solely upon their own enquiries. The Fixed Charge Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Key Details

- Approximately 10,435 sq ft
- Car Parking for approximately 32 cars
- Of Interest to Owner Occupiers, Developers and Investors with Change of Use Potential
- 1 mile from Junction 35 of M1 motorway in mixed commercial and residential area
- Popular suburb approximately six miles north of Sheffield City Centre

On behalf of Joint Fixed Charge Receivers

Location

Miles: 6 miles north of Sheffield City Centre
7 miles south-west of Rotherham
13 miles north of Chesterfield
Roads: A61, A6135, M1 (Junction 35)
Air: Doncaster Sheffield Airport

Situation

The property is situated on the northern side of Green Lane, approximately six miles north of Sheffield City Centre. Nearby occupiers include Morrisons, Stagecoach Yorkshire, Pathways and South Yorkshire Police.

Description

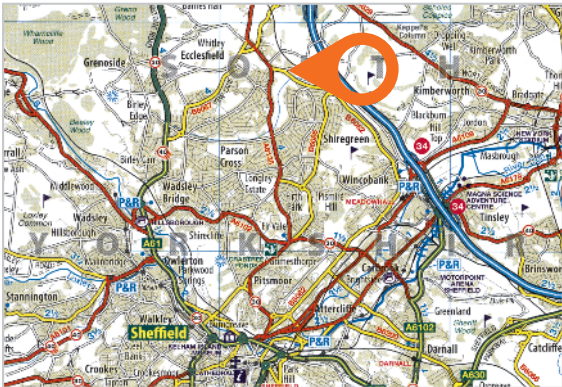
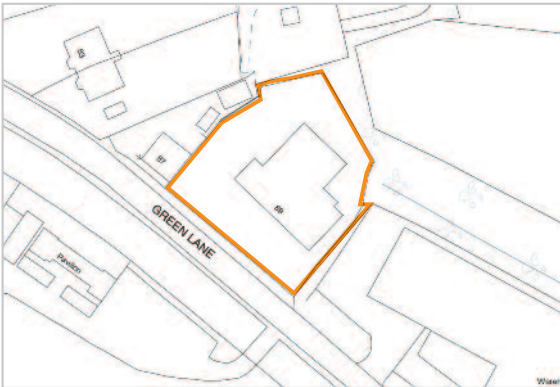
The property comprises a detached office building, arranged on ground, first and second floors. The office accommodation is open plan and benefits from a passenger lift, air conditioning, raised floors, suspended ceilings and recessed lighting. The property benefits from car parking for approximately 32 cars and a site area of 0.37 acres.

Tenure

Freehold.

VAT

VAT is applicable to this lot.



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationery Office ©Crown Copyright 100020449. For identification purposes only.

Acuitus
David Margolis
+44 (0)20 7034 4862
david.margolis@acuitus.co.uk

Acuitus
George Watkins
+44 (0)20 7034 4861
george.watkins@acuitus.co.uk

Seller's Solicitors: HBJ Gateley
Gary Munro
+44 (0)131 222 9488
gmunro@hbjgateley.com