



2 The Square Sheffield

29,072 sq ft (2,700.7 sq m)

LOCATION

The Square is a major new office development prominently located at the head of the A57 Sheffield Parkway, the principal gateway into Sheffield city centre and also offering excellent connectivity into the motorway networks.

Key Features:-

- 5 minutes walk of the city centre and Sheffield Station
- Direct M1 motorway access via A57 Sheffield Parkway
- Existing occupiers include SYPTe, a 114 bed Travelodge Hotel and Q Park multi-storey car park
- Leisure and retail facilities
- Attractive public square



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SPECIFICATION

2 The Square comprises a new 6 storey office building benefitting from the highest specification including the following:

- BREEAM very good rating
- Four pipe fan coil air conditioning
- 2.7m floor to ceiling height
- Full access raised floors
- Suspended ceiling with LG3 lighting
- DDA complaint
- Onsite multi-storey car park with up to 440 spaces

ACCOMMODATION

The accommodation is available as a whole or on a floor by floor basis as follows:

Second Floor	7,419 sq ft	(689.2 sq m)
Third Floor	7,421 sq ft	(689.4 sq m)
Fourth Floor	7,429 sq ft	(690.1 sq m)
Fifth Floor	6,803 sq ft	(631.9 sq m)
Total	29,072 sq ft	2,700.7 sqm

CAR PARKING

There is a 400 space multi-storey car park operated by Q Park immediately adjacent to the property.

TERMS

The property is held by way of an overriding lease for a term of 15 years from 3rd August 2009. Our client will give consideration to a sub-lease for a term of years at a rent to be agreed.

RENT

The current passing rent is £494,224 per annum, equating to £17 per sq ft per annum.

RATES

The ingoing tenant will be responsible for all rates and taxes levied upon the accommodation. We advise that interested parties make their own enquiries with the Local Rating Authority (0114 273 4318).

SERVICE CHARGE

The ingoing tenant will be responsible for the annual service charge levied by the Landlord in respect of the costs incurred in the upkeep and maintenance of the structure, exterior and common areas of the property. Further details are available upon request from the letting agent.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

VIEWING/FURTHER INFORMATION

For further information or to arrange an inspection, please contact either of the joint agents.

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