

## PROPERTY PARTICULARS



**TO LET ON NEW LEASES/ AVAILABLE AS A WHOLE OR IN PARTS  
APPROX 2198 SQ FT**

**VERY WELL LOCATED OFFICES, CONSULTING ROOMS WITH CAR PARKING  
CLOSE TO THE ROYAL HALLAMSHIRE HOSPITAL**

**447 GLOSSOP ROAD, SHEFFIELD, S10 2PR**

Well appointed offices / consulting rooms over four floors. The property is situated on Glossop Rd in Broomhill within walking distance of the Royal Hallamshire Hospital and Sheffield University and provides a good location with easy access to the City Centre.

**FOR CONDITIONS OF SALE SEE OVER**

## **ACCOMMODATION**

### **2<sup>nd</sup> Floor**

Front	4.7 x 7.1	<b>m<sup>2</sup></b> 33.37
<u>Total</u>		33.37 m <sup>2</sup> / 359.19 sq ft

### **1st Floor**

Front	4.1 x 5.1	20.91
Kitchen	1.95 x 2.9	5.66
Shower, WC and Wash Basin		
Rear	4.1 x 4.6	18.86
<u>Total</u>		45.43 m <sup>2</sup> / 489 sq ft

### **Ground Floor**

Front with A/C	4.1 x 5.0	20.50
Rear with A/C	4.14 x 5	20.07
<u>Total</u>		40.57 m <sup>2</sup> / 436.70 sq ft

### **Lower Ground Floor**

Conference Room	3.7x 4.6	17.06
Store	2.7 x 1.16	3.13
Kitchenette		
Office with A/C	2.93 x 3.85	11.29
2 toilets and low flush toilet and wash basin		
Store with A/C	3.7 x 3.9	14.43
Second office	8.0 x 4.8	38.4
Rear Lobby		
Total Lower Ground Floor		84.26 m <sup>2</sup> / 907 sq ft

Total Area                      204.26 sq m  
                                            2198.63 sq ft      NET INTERNAL

## **SERVICES**

All mains services are connected although none has been tested.

## **LEASE**

On application.

## **RATING ASSESSMENT**

The rateable value is £17,500 (from web site enquiry only).

## **LEGAL COSTS**

The lessee is to be responsible for the lessor's reasonable legal costs.

## **VIEWING ARRANGEMENTS**

For an appointment to view, contact Hale Saunders.

PROPERTY MISDESCRIPTIONS ACT 1991

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- 1 All measurements and areas are carried out in accordance with the RICS Code of Measuring Practice, and are for guidance purposes only.
- 2 Information on planning and rating has been obtained by verbal enquiry only from the appropriate Local Authority. Interested parties are recommended to obtain direct confirmation in writing.
- 3 Information as to the availability or otherwise of mains services and fittings is based on information supplied by the vendor/lessor, none has been tested, and the mention of any appliance and/or service does not imply that they are in full and efficient working order.
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