

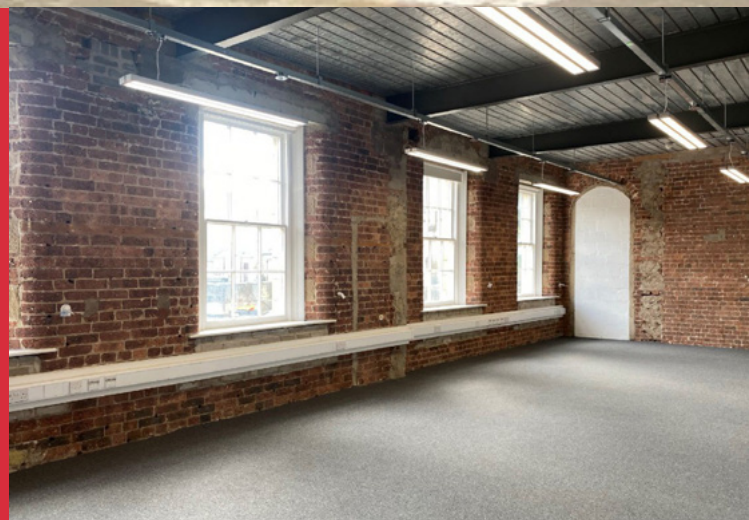


TO LET

First Floor Office Suite

644 sq.ft

(59.84 sq.m)



**Suite 5B, Barracks House, Hillsborough Barracks,
Langsett Road, Hillsborough, Sheffield, S6 2LR**

- Excellent communal facilities including entrance hallway, modern kitchen, showers and WC's
- Popular mixed use estate
- Excellent road and public transport links

LCP

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Suite 5B, Barracks House, Hillsborough Barracks, Langsett Road, Hillsborough, Sheffield, S6 2LR

Areas (approx. NIA)	Sq.ft	Sq.m	Rent
Suite 5b	644	59.84	POA

Description

Suite 5B Barracks House comprises a first floor office suite within this three storey mixed use building. The property is accessed via a modern entrance hall at ground floor, having both lift and stair access to first and second floors.

The first floor comprises a series multi-let self-contained office suites and fantastic communal facilities to include full suite wc's, shower facilities and modern kitchen / teapoint.

The subject suite is open plan in layout and provides carpet floor covering, perimeter trunking providing both power and data, a mixture of exposed brick walls and painted plaster walls and exposed ceiling with suspended LED lighting. The suite provides a unique and attractive office suite that benefits from ample natural light.

- Exposed brick walls, LED lighting, perimeter trunking
- Popular mixed use estate
- Excellent road and public transport links

Rent

POA

Services

The unit has electricity connected.

Service Charge & Insurance

This unit participates in a service charge scheme. The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

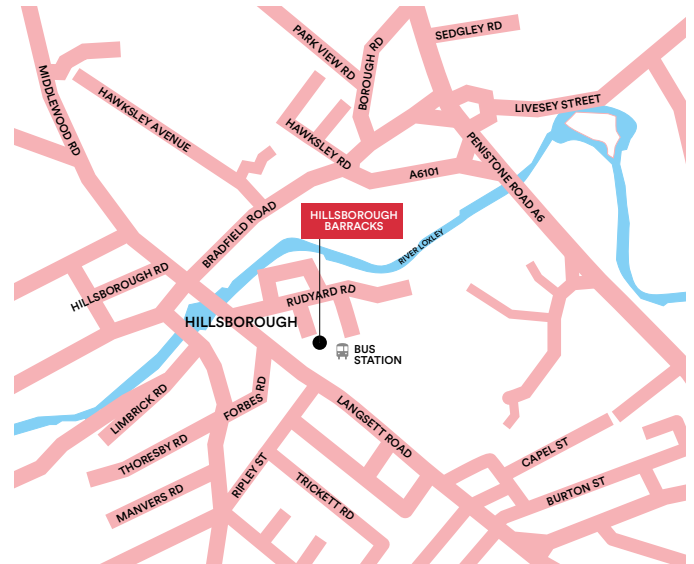
Suite 5B has an EPC Rating of E116. Further information available upon request.

Planning

It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.



Location - S6 2LR

Barracks House is situated within the Hillsborough Barracks Development, a well established commercial location situated between Penistone Road and Langsett Road. The development comprises a popular mixed use estate comprising a vast range of on-site amenities including public car parking for up to 850 spaces, Morrisons Supermarket, Garrison Hotel and McDonalds Restaurant as well as a number of other retail and office uses.

The property is accessed from Langsett Road where there is a Supertram Stop and Bus Interchange within 150m of the building, providing an excellent public transport hub serving the location and wider locality. The estate can also be accessed via Penistone Road (A61), which in turn provides access to the national motorway network at Junctions 34 & 36 of the M1.

References

The granting of a lease will be subject to satisfactory references and accounts.

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Viewing Strictly via prior appointment with the appointed agent:



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