

COMMERCIAL

Mark Jenkinson & son

ESTABLISHED 1877

INDEPENDENT PROPERTY PROFESSIONALS



## GROUND FLOOR OFFICES/BUSINESS SPACE

Unit 5a, The South West Centre, Troutbeck Road, Sheffield, S8 0JR

- Approx 1,364 sq ft (126.75 sq m)
- Ground floor office/general business accommodation
- On site private car parking
- Popular south west Sheffield location

**TO LET**

Unit 5a, The South West Centre, Troutbeck Road, Sheffield, S8 0JR

Commence Rental - £11,000 per annum exclusive of rates, service charge and VAT.

### LOCATION

The premises are situated within The South West Centre, a well established business centre in the south west of Sheffield located on Troutbeck Road off Abbeydale Road. The South West Centre benefits from excellent public transport links with numerous bus routes to and from the city centre running along Abbeydale Road. Within the immediate vicinity are a number of shops and a Tesco Extra providing excellent staff amenities.



### DESCRIPTION

The South West Centre is a 2/3 storey business centre providing a number of self contained offices and general business suites.

Unit 5a is a mid terraced ground floor unit providing large open plan office area, with a partitioned meeting room to the rear and a separate kitchen facility. The wc facilities are situated at first floor level.

The offices are carpeted with suspended ceilinga, integrated lighting and gas fired central heating. IT points are available throughout.

### ACCOMMODATION

The premises benefit from the following net internal areas:

Floor	Sq ft	Sq M
Ground Floor Offices - approx	1364	126.75

### BUSINESS RATES

The suite has a rateable value of £10,250 from 1<sup>st</sup> April 2017

Interested parties are advised to make their own enquiries to the local billing authority.

### LEASE TERM/RENT

The suite is available by way of a new effective FRI lease, on terms to be agreed, and consideration will be given to short term arrangements and tenants break options.

### ENERGY PERFORMANCE CERTIFICATE (EPC)

**Energy Performance Certificate** HM Government  
Non-Domestic Building

Unit 5a  
The South West Centre  
Troutbeck Road  
SHEFFIELD  
S7 2QA

Certificate Reference Number:  
0270-3926-0333-7790-7020

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

**Energy Performance Asset Rating**

More energy efficient

A+ (Score: 66) ← This is how energy efficient the building is.

Net zero CO<sub>2</sub> emissions

A 0-25  
B 26-50  
C 51-75  
D 76-100  
E 101-125  
F 126-150  
G Over 150

Less energy efficient

**Technical Information**

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	144
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	54.69
Primary energy use (kWh/m <sup>2</sup> per year):	322.24

**Benchmarks**

Buildings similar to this one could have ratings as follows:

30 If newly built  
89 If typical of the existing stock

### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

### VIEWING/FURTHER ENQUIRIES

Viewing arrangements and further information from Charles Duncan.

Mark Jenkinson and son: 0114 276 0151

Charles Duncan

Mark Jenkinson & Son

0114 276 0151

[cd@markjenkinson.co.uk](mailto:cd@markjenkinson.co.uk)

### MAY 2017

Messrs Mark Jenkinson and Son for themselves and for the vendors or lessors of this property, whose agent they are, give notice that: 1. 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. All descriptions, dimensions, references to condition, lease terms, 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 tenants 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. 3. No person in the employment of Messrs Mark Jenkinson and Son has any authority to make or give any representation or warranty whatever in relation to this property.