

UNIT 4, 10 BLONK
STREET
SHEFFIELD
S3 8BH

PRIME E CLASS
UNIT IN
SHEFFIELD CITY
CENTEE

TO LET

- 2,368 Sq Ft (220 Sq M)
- Modern City Centre Premises
- Prime E Class Unit
- Suit Retail / Food Retail / Office



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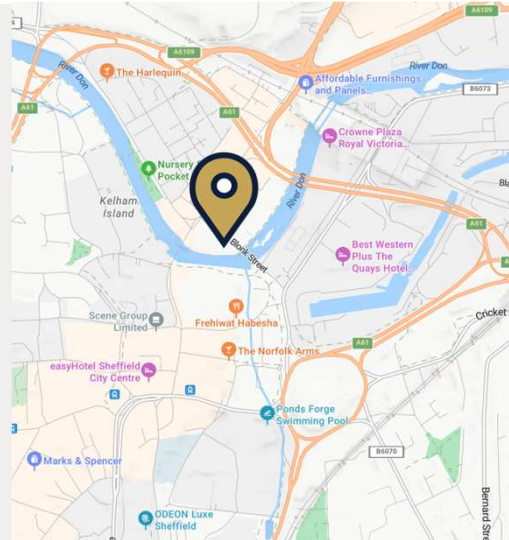




LOCATION

The quarter is positioned to take advantage of all that Sheffield has to offer. Central to the riverside business district, the city centre is only a few minutes walk.

Sheffield is rated as the UK's fourth largest city with a population of over 530,000. Its 2 established universities, with a student population in excess of 45,000, offer business new well-trained workforce in a city that is fast becoming renowned for innovation, specialising in the medical, engineering and sport sectors.



SAT NAV: S3 8BH



GUIDES.QUIET.LACE

DESCRIPTION

Suitable for a wide variety of uses, open plan general retail benefitting from the below:

- Concrete floor ready for final floor coverings
- Attractive aluminium-framed, double-glazed shop frontage offering excellent visibility

ACCOMMODATION

The unit extends to a Gross Internal Area of 2,368 Sq Ft (220 Sq M)

There is also a 2,497 Sq Ft premises available next door.

RENT / TERMS

Quoting £20 psf on terms to be agreed however 5 years plus is preferred.

BUSINESS RATES

Not yet assessed. Please contact the VOA.

VAT

Rent is quoted exclusive but may be subject to VAT.



SERVICES

Mains water and electricity and 3 phase power will be connected to the property.

EPC

Rating: TBC

AML

Tenants will have to supply information to comply with AML Regulations.

VIEWINGS

By appointment with the Sole Agents below:

Ben Flint

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