



# PATRICK CRAPPER & SON

CHARTERED SURVEYORS  
VALUERS · ESTATE AGENTS

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TO BE LET ON LEASE  
MODERN OFFICE PREMISES

000102

2 LONDON ROAD,  
SHEFFIELD.

2,500 SQ.FT. APPROX.

Superbly situated, adjoining the Inner Ring Road, at St. Mary's Gate, and facing the Manpower Services complex. The area generally is in the process of redevelopment, and there are proposals to redevelop the adjoining Sunwin House with two new stores of 35,000 and 30,000 sq.ft., with surface parking for 500 cars.

The Two Suites are approached by a doorway in London Road, and give access to a private Staircase with Storeplace at ground floor level. The individual areas comprise the following ...

## ACCOMMODATION

### FIRST FLOOR

General Office - of "L" shape, and having approximately 730 sq.ft.

Private Office - approximately 147 sq.ft.

Kitchen/Staff Facilities - approximately 265 sq.ft.

### SECOND FLOOR

Office No. 1 - 158 sq.ft. approximately.

Office No. 2 - 203 sq.ft. approximately.

Office No. 3 - 229 sq.ft. approximately.

Office No. 4 - 289 sq.ft. approximately.

Office No. 5 - 335 sq.ft. approximately.

## CENTRAL HEATING

has been installed throughout.

## RATING

The property has to be re-assessed, following re-configuration.

## LEASE

Terms are available by negotiation on a full repairing and insuring basis, with three yearly rent reviews. The rent for the first three years will be £12,000 per annum exclusive.

## LEGAL CHARGES

The tenant will be responsible for the Lessor's legal charges, including stamp duty and V.A.T. if applicable.

## VIEWING

Is strictly by appointment with the Sole Agents.