

# TO LET - OFFICES

**Blades Enterprise Centre**

**John Street Sheffield South Yorkshire S2 4SW**



## Premium Serviced Offices Within The Home of Sheffield United

- Located in the heart of Sheffield City Centre.
- High Speed Business Grade Broadband.
- Various packages offered including, offices, virtual offices, co-working and meeting rooms.
- Within Close Proximity to Sheffield Train and Tram Station.
- Flexible terms available.



## LOCATION

The Blades Enterprise Centre is located within Bramall Lane which is home to Sheffield United Football Club. The entrance is located on the corner of the H.E Barnes Stand and the BCEGI Stand. The area has a good mix of commercial and residential occupiers.

Sheffield has seen a lot of investment in recent years and is experiencing a period of growth, in particular the increased investment into the universities is bringing greater employment opportunities into the city. There has also been investment into the City's transport infrastructure, which includes tram services, trains, and roads.

Sheffield Train and Tram Station is located under 1 mile away and can be walked to within 15 minutes, there are many car parks in the immediate vicinity as well as a park and ride.

The nearest motorway is the M1 which has easy access from the City Centre.

## DESCRIPTION

Various packages are available including, office lets, co-working, meeting room hire and virtual offices. Terms are designed to be as flexible as possible in order to accommodate the needs of your business and support its growth.

All utility bills and related outgoings are included within the rent.

Manage all of your needs from your phone with the onsite app.

There is high speed business broadband and telephone connectivity ensuring your business remains connected and you can even manage all of your needs through the onsite phone app.

Each office is customisable with a "Design Your Own" package which uses 3d floor planning technology to show you how your office will look with different styles of design.

Design your own enables tenants to pick their own furniture and colour schemes. Once you're happy the office can be kitted out to match your specification ready for your business moving in.

## RENT

**Offices** - From £4 per day.

**Co-working** - From £3.10 per day.

**Virtual Office** - From 90p per day.

**Meeting Rooms** - POA

## RATES

Rates are included within the rent.

## SERVICES

Mains services connected to the property include water, electricity supply and mains drainage.

It is the responsibility of the incoming tenant to satisfy themselves that services are in working order and can satisfy their needs.

## VAT

Prices quote are exclusive of VAT. VAT may be applicable at the prevailing rate.

## EPC

A full copy of the report can be made available upon request.

## LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

## VIEWING INFORMATION

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## Additional Photographs

