



M

SUITES 4 & 6

RECENTLY REFURBISHED

The Edge,
M Hillsborough Barracks,
Penistone Road, Sheffield,
S6 2LR

Local Occupiers Include

Poundland 

M HILLSBOROUGH BARRACKS

SUITES 4 & 6

DESCRIPTION

M Hillsborough Barracks occupies a prominent position set between Penistone Road (A61) and Langsett Road, approximately 2.5 miles north west of Sheffield City Centre. Hillsborough Barracks is approximately 20 minutes via Supertram from the City Centre with services running every 12 minutes during the week.

The Edge has been recently refurbished and offers a range of office suites on the first floor of the building. There is a passenger lift, shower facilities and a large shared kitchen. The office space has been redecorated and benefits from LED lighting. There is a car park directly outside the building which has space for approximately 850 cars which is free to use for office occupiers and visitors.

UNIT SIZE

Suite 4: 675 sq.ft (62.8 sq.m)

Suite 6: 442 sq.ft (41.1 sq.m)

RENT

Suite 4: £9,500 per annum +VAT

Suite 6: £6,200 per annum +VAT

BUSINESS RATES

Rates information available on request

SERVICE CHARGE & INSURANCE

A service charge will be payable on the suites. Figure available on request.

ENERGY PERFORMANCE

EPC (D). Certificates available on request

PLANNING

Subject to planning. It is the ingoing 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.



19

Retail Units On-Site



66,959 sq.ft

Total Area



What Three Words
legend.later.veal

M HILLSBOROUGH BARRACKS

SITE PLAN

M

SHEET ANCHOR EVOLVE

part of M²Core



Sam Cohen

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Viewing

Strictly via prior appointment
with the appointed agents

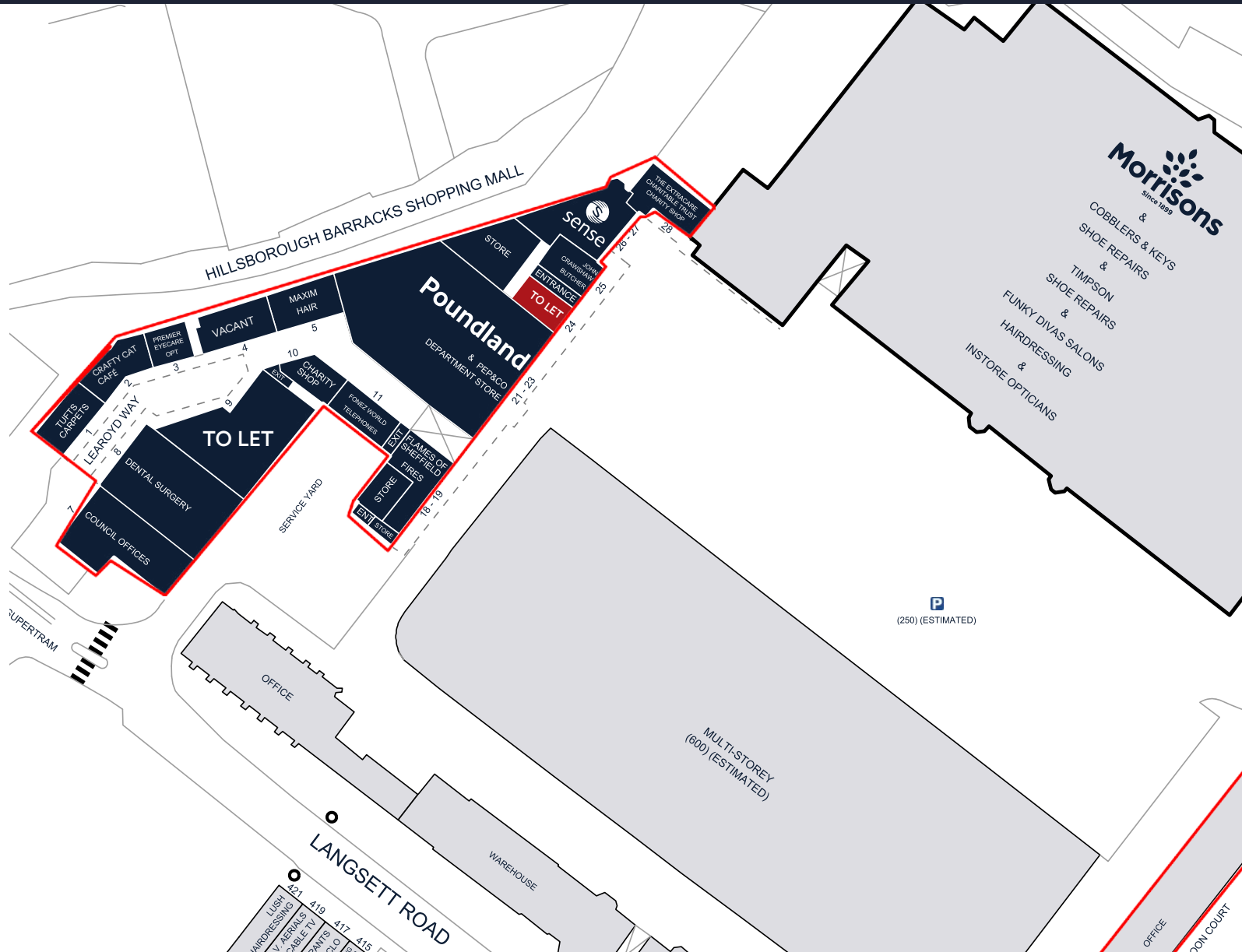


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**Average data taken from research carried out between 7th to 13th February 2018, where cars parking at the centre were counted by an automated system. Number of visitors per car averaged at 2 per vehicle. The figure does not include visitors arriving on public transport or walking to the centre.

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