



TO LET

Self-contained ground floor office suite

772 sq.ft

(71.73 sq.m)



**Suite 2, Hussar Court, Hillsborough Barracks, Penistone Road,
Hillsborough, Sheffield, S6 2GG**

- Newly refurbished with carpet floor covering, LED lighting and gas central heating
- Popular mixed use estate
- Excellent road and public transport links

LCP

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www.lcpproperties.co.uk

Suite 2, Hussar Court, Hillsborough Barracks, Penistone Road, Hillsborough, Sheffield, S6 2GG

Areas (approx. NIA)	Sq.ft	Sq.m	Rent
Suite 2	722	71.73	POA

Description

Suite 2 Hussar Court comprises a ground floor office suite within a two storey semi-detached character building. The suite benefits from its own self-contained entrance and reception hallway.

Internally, the suite is configured to provide two good sized rooms suitable for office/workspace and meeting or boardroom, and a fully self contained entrance hallway. The suite has recently been comprehensively refurbished to provide a fresh, well-lit workplace environment.

At first floor level there are communal facilities shared with the first floor occupier which include a breakout / teapoint and WCs. There is ample car parking available.

- Communal breakout / teapoint and WCs situated at first floor
- Ample on-site car parking
- Popular mixed use estate
- Excellent road and public transport links

Rent

POA

Services

The unit has electricity connected.

Service Charge & Insurance

This unit participates in a service charge scheme. The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

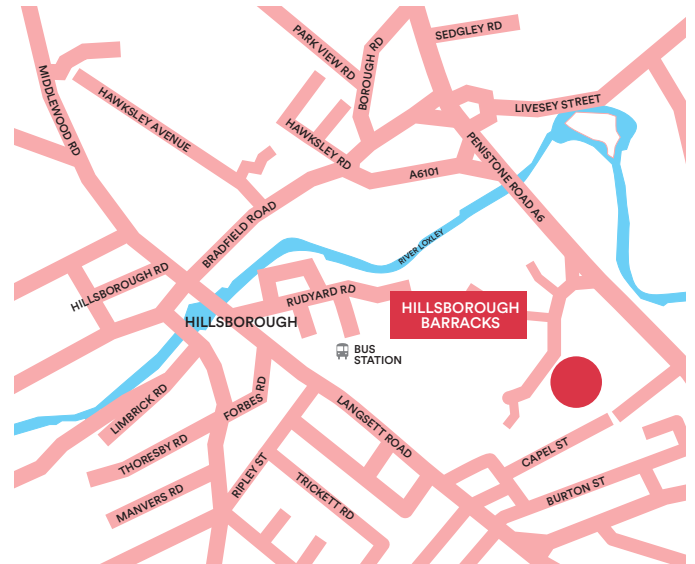
Suite 2 has an EPC Rating of D86. Further information available upon request.

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.



Location - S6 2GG

Hussar Court is situated within the Hillsborough Barracks Development, a well established commercial location situated between Penistone Road and Langsett Road. The development comprises a popular mixed use estate comprising a vast range of on-site amenities including public car parking for up to 850 spaces, Morrisons Supermarket, Garrison Hotel and McDonalds Restaurant as well as a number of other retail and office uses.

Hussar Court can be easily accessed from the entrance to the estate off Penistone Road (A61). Penistone Road in turn provides direct access to both the city centre and the motorway network at J34 or J36 of the M1. On Langsett Road, there is a Super tram stop and bus interchange providing an excellent public transport hub serving the Hillsborough Barracks and wider locality.

References

The granting of a lease will be subject to satisfactory references and accounts.

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Viewing Strictly via prior appointment with the appointed agent:



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