

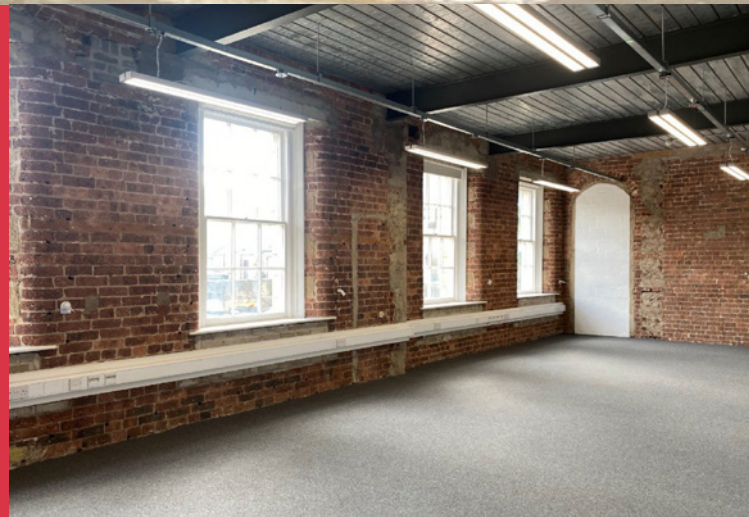


TO LET

First Floor Office Suite

644 sq.ft

(59.84 sq.m)



**Suite 5B, Barracks House, Hillsborough Barracks, Langsett Road,
Hillsborough, Sheffield, S6 2LR**

- Excellent communal facilities including entrance hallway, modern kitchen, showers and WC's
- Popular mixed use estate
- Excellent road and public transport links

LCP

01384 405631
www.lcpproperties.co.uk

Suite 5B, Barracks House, Hillsborough Barracks, Langsett Road, Hillsborough, Sheffield, S6 2LR

Areas (approx. NIA)	Sq.ft	Sq.m	Rent
Suite 5b	644	59.84	POA

Description

Suite 5B Barracks House comprises a first floor office suite within this three storey mixed use building. The property is accessed via a modern entrance hall at ground floor, having both lift and stair access to first and second floors.

The first floor comprises a series multi-let self-contained office suites and fantastic communal facilities to include full suite wc's, shower facilities and modern kitchen / teapoint.

The subject suite is open plan in layout and provides carpet floor covering, perimeter trunking providing both power and data, a mixture of exposed brick walls and painted plaster walls and exposed ceiling with suspended LED lighting. The suite provides a unique and attractive office suite that benefits from ample natural light.

- Exposed brick walls, LED lighting, perimeter trunking
- 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

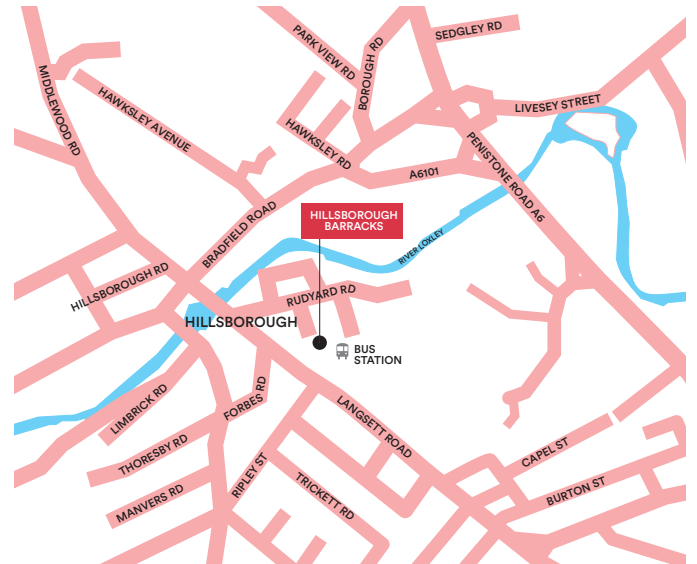
Suite 5B has an EPC Rating of E116. Further information available upon request.

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 2LR

Barracks House 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.

The property is accessed from Langsett Road where there is a Supertram Stop and Bus Interchange within 150m of the building, providing an excellent public transport hub serving the location and wider locality. The estate can also be accessed via Penistone Road (A61), which in turn provides access to the national motorway network at Junctions 34 & 36 of the M1.

References

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

MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of [statistical] information and there will inevitably be errors in it]. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.

Viewing Strictly via prior appointment with the appointed agent:



Harry Orwin -Allen
M: 07467 912623
harry.orwin-allen@knightfrank.com

Owned and Managed by

The LCP logo, featuring the letters 'LCP' in a bold, stylized, metallic font.

01384 405631
www.lcpproperties.co.uk

Simon Eatough
M: 07771 764148
seatough@lcpproperties.co.uk

29542 NOVEMBER 2021

Suite 5B, Barracks House, Hillsborough Barracks, Langsett Road, Hillsborough, Sheffield, S6 2LR

