

**NEW SPRING HOUSE
231 GLOSSOP ROAD
SHEFFIELD
S10 2GW**



**BNP PARIBAS
REAL ESTATE**



FOR SALE

**GIA 27,379 SQFT
NIA 19,405 SQFT**

A RARE OPPORTUNITY TO ACQUIRE A SELF-CONTAINED OFFICE IN THE CENTRE OF SHEFFIELD - OF POTENTIAL INTEREST TO OWNER OCCUPIERS, INVESTORS AND DEVELOPERS

Royal Hallamshire
Hospital

Sheffield Children's
Hospital

UoS Arts Tower

UoS Diamond Building

New Spring House



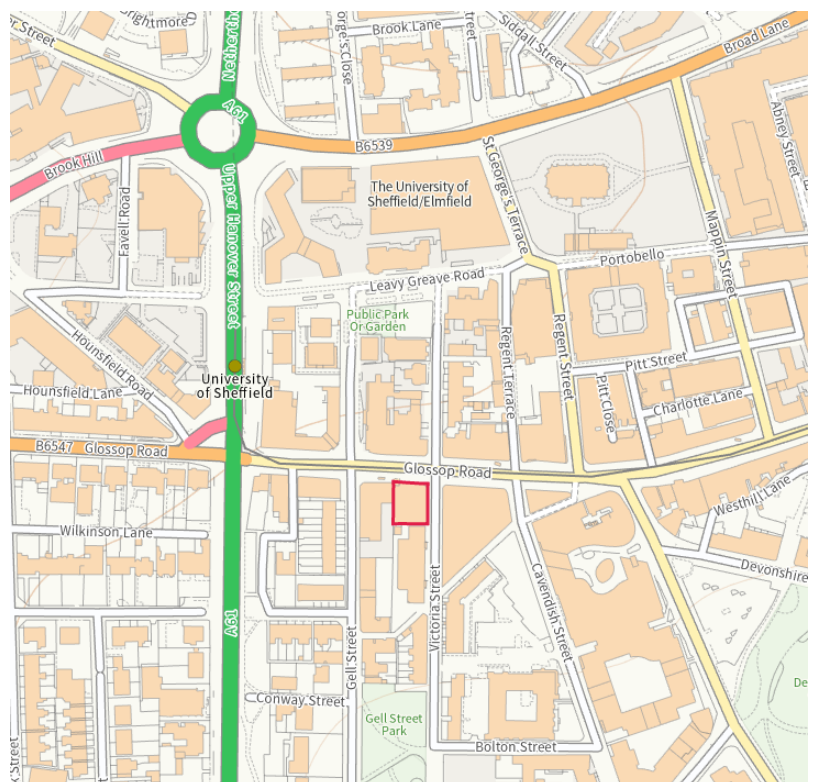
NEW SPRING HOUSE, 231 GLOSSOP ROAD, SHEFFIELD, S10 2GW

SITUATION

The property is currently used as office space and is well suited to its current use with a range of meeting rooms, facilities and open plan areas as well as undercroft secure parking.

The property is suited for single occupation or could be split for multiple occupation given its existing configuration.

Given its central and prominent location and close proximity to the University and Hospitals the property provides an opportunity for residential conversion or redevelopment, subject to the necessary planning consents.



LOCATION

Sheffield is located at the centre of the UK, benefitting from excellent nationwide connectivity. The city is the commercial, administrative and retail centre of South Yorkshire and has a population of 556,500 and is home to 20,000 businesses and 256,000 employees, as well as circa 60,000 students.

The property is located on Glossop Road in the centre of the city and has immediate access to the ring road as well as being close to major landmarks of the city including The University of Sheffield's main campus, the Royal Hallamshire Hospital, Children's Hospital and West Street.

DESCRIPTION

The property consists of office accommodation split over four floors with kitchen and toilet facilities on each floor. The majority of space at each level is open plan offices, with a number of smaller meeting rooms on each floor.

There is lift and stair access to each of the floors as well as 17 car parking spaces and a cycle rack in a secure undercroft car park with an automatic entrance barrier.

The property has been maintained to a good standard and has LED lighting throughout as well as a central heating system and comfort cooling.

The property is accessed directly from Glossop Road with a secure card entry system.

TENURE

The property is available by way of freehold sale held under title SYK341627

RATEABLE VALUE

£143,000

EPC

Available upon request.

FLOOR	GIA (SQ FT)	NIA (SQ FT)
Basement/Car Park	6,054	821
Ground Floor	5,900	5,110
First Floor	5,249	4,497
Second Floor	5,088	4,531
Third Floor	5,088	4,446
TOTAL	27,379	19,405







VIEWINGS

Viewings are strictly by appointment only, with specific viewing dates to be announced to interested parties.

Interested parties should note that BNPPRE take no responsibility for any injury or accident at the Property. Viewers and visitors of the Property do so at their own risk.

ANTI MONEY LAUNDERING

BNP Paribas Real Estate (BNPPRE) must comply with Anti Money Laundering Regulations. As part of this requirement, BNPPRE must obtain evidence of the identity and proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence.

CONTACTS

For more information and appointments to inspect please contact:

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FURTHER INFORMATION

Further information on the property is available upon request.



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