

bothams

1871



358 Cemetery Road  
Sheffield, S11 8FT  
£7,140 Per Annum

## 358 Cemetery Road

Sheffield, S11 8FT

High quality modern shared office space available within this well-positioned prime development, offered on a utilities included basis.

### Omega Court

Situated within this popular and well-positioned modern office complex, is a modern office of circa 240 sq. ft. within a shared ground floor facility.

The office is to the rear of the block, with a pleasant outlook over the cemetery and beyond, and benefits from shared use of a well-appointed kitchen and break out space.

Available on a utilities inclusive basis, this provides high quality modern office space with a good degree of certainty in terms of outgoings.

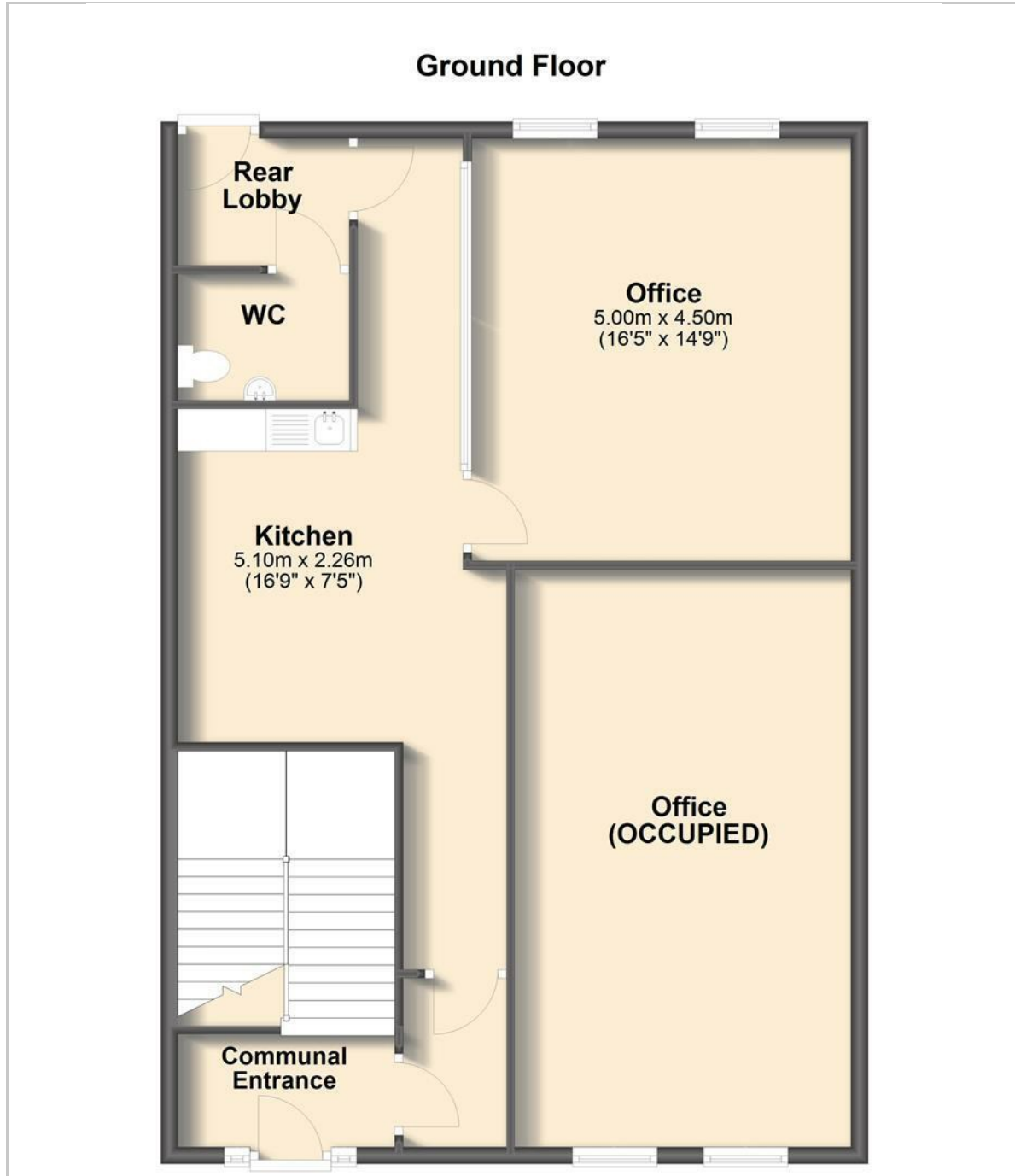
### Material Information

- Conventional construction.
- Available immediately upon completion of formal documentation.
- Double glazed windows.
- The property appears connected to mains electricity, water and drainage services.
- Office - 22.5 Sq.M/ 242 Sq.Ft GIA
- Shared entrance, kitchen/ break out, WC and rear lobby.
- Intercom entrance system providing security
- Let inclusive of utilities including electricity and gas for power and heating (subject to a fair usage policy)
- WiFi not included
- There is no parking with the property, but there is excellent availability for parking in the vicinity, with ample visitor parking.
- Upon website enquiry we believe the property is entered in the current rating list at £3,900 Rateable Value under the description office and premises. From April 2026 this is suggested to be increasing to £4,000 which will remain within the Small Business Relief threshold.
- The property is situated within the Sheffield City Council's administrative area.
- EPC Rating - B

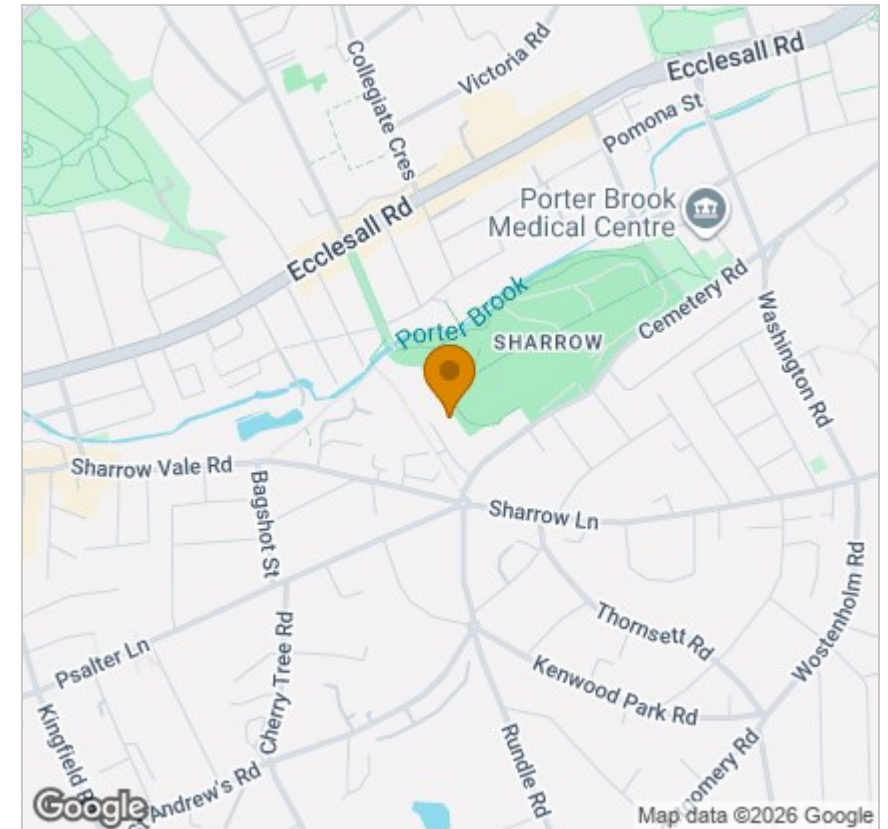




## Floor Plan



## Area Map



## Viewing

Please contact our Chesterfield Commercial Office on 01246 233121 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph

358 Cemetery Road SHEFFIELD S11 8FT		Energy rating <b>B</b>
Valid until 17 April 2033	Certificate number 8419-2574-8242-9803-5024	

Property type	Offices and Workshop Businesses
Total floor area	275 square metres

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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