



Modern office behind a Grade II Listed facade 9,734 Sq Ft (904.29 Sq M)

- Opportunity to occupy self-contained building
- Great on-site car parking
- Excellent location close to staff amenities and transport links
- Currently under refurbishment to provide high quality office accommodation

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Location

20 Westfield Terrace is situated on west side of Westfield Terrace within Sheffield City Centre. Westfield Terrace runs south between West Street and Division Street. West Street is one of the main arterial routes through the city centre. Transport links are second to none with a tram stop - linking to the city's main amenities, suburbs, park-and-ride facilities, mainline railway services, and Meadowhall shopping centre.

Description

Detached Grade II Listed Building. The former Mount Zion Chapel has retained its original façade dating from 1834 with a modern office building constructed behind.

The property is accessed via a grand entrance way, with office suites over ground, first and second floors. This is a rare opportunity to occupy a beautiful property, with many original features, whilst meeting the demands of modern office occupiers.

The property is currently undergoing a full internal refurbishment to provide the following:

- > Open plan office areas
- > new male, female and disabled WC's on each floor
- > New passenger lift
- > New shower and changing facilities for cyclists
- > Secure cycle parking
- > Raised access floor
- > Air conditioning
- > LED Lighting

Accommodation

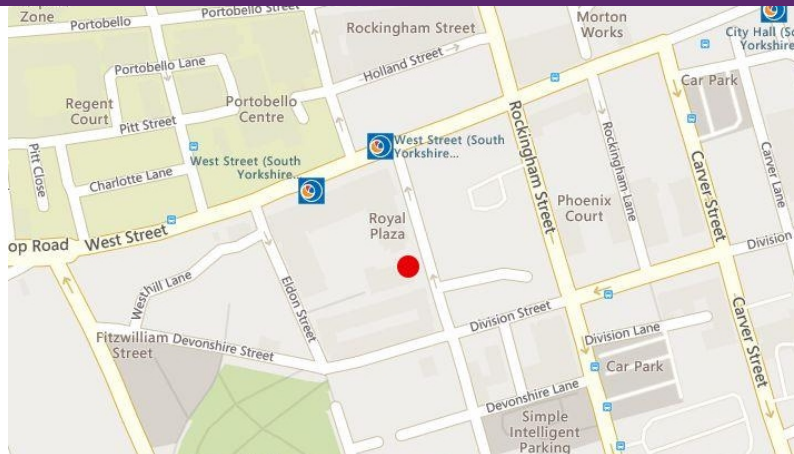
DESCRIPTION	SQ FT	SQ M
Ground Floor	3,227	299.79
First Floor	3,250	301.92
Second Floor	3,257	302.58
TOTAL	9,734 SQ FT	904.29 SQ M

Terms

The property is available on new lease terms to be agreed.

EPC Rating

EPC Available upon request



Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs

Each party to bare their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP

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