

# Davian House

Centurion Business Park, Julian Way, Sheffield, S9 1GD



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# Introduction

Davian House, Centurion Business Park, Julian Way, Sheffield, S9 1GD

Our offering in the Meadowhall area of Sheffield is set within a purpose built office park on the Roman Ridge industrial Estate.

The building occupies an excellent location and is five minutes walking distance from the Meadowhall Shopping Centre with Tram and Rail links equally close by.

The building of approximately 4,900 square feet comprises of both open plan and separate offices. Separate male and female WC's , reception foyer and reasonably sized kitchen are an attractive feature of this recently refurbished property. T

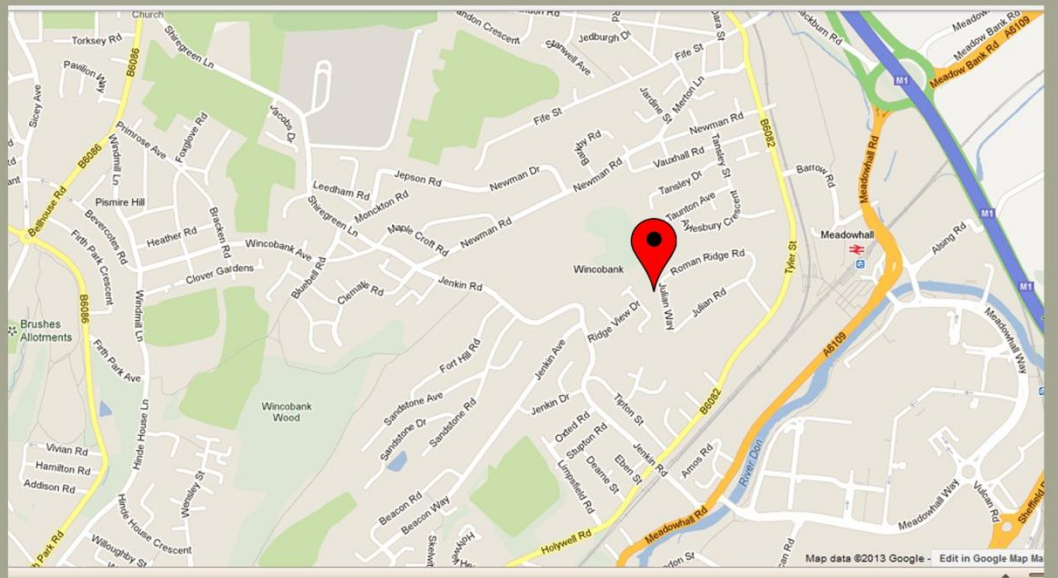
The building also features a unique feature that is its own single storey annex comprising of its own modern kitchen and WC. This area is suitable for storage or a completely separate self-contained office facility.



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# Location

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Davian House is located in the north-east of Sheffield and is five minutes away from junction 34 of the M1.

The location benefits from its proximity to both main roads and the M1 motorway as well as public transport, encompassing Bus, Tram and Train.

The Centurion Business Park is on the border between Sheffield and Rotherham and is located a stone's throw from the Meadowhall Shopping Centre, one of the UK's largest retail and entertainment complexes.



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# Key Features

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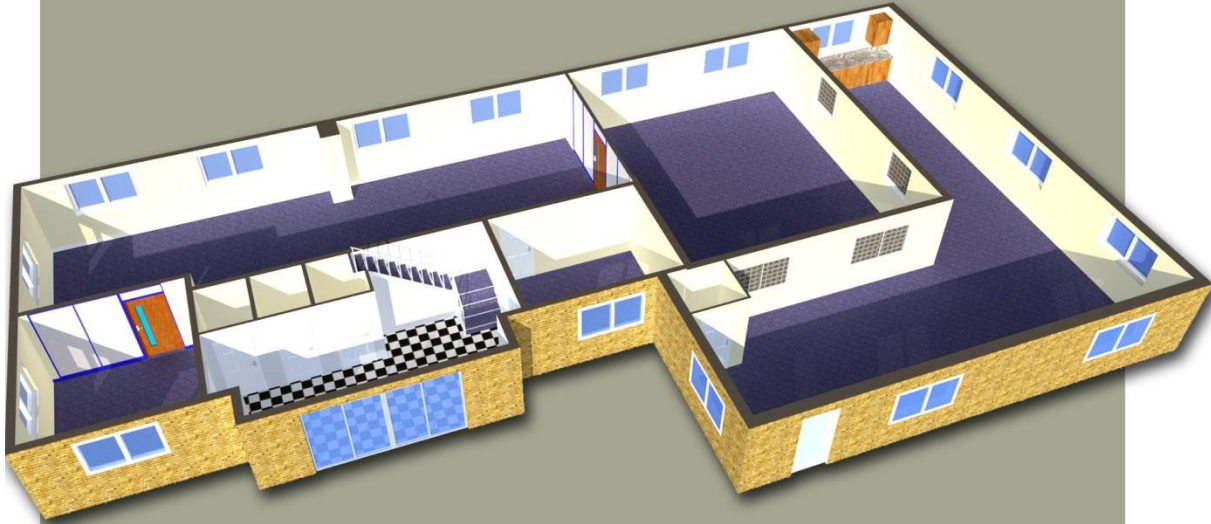
- 1 mile from junction 34 of the M1
- 9 designated parking spaces
- Set in secure gated business park
- Recently refurbished
- Fully central heated throughout
- Close to tram, bus and rail links
- CCTV, door entry system
- Security Lighting
- Ambient external lighting
- Self-contained annexe



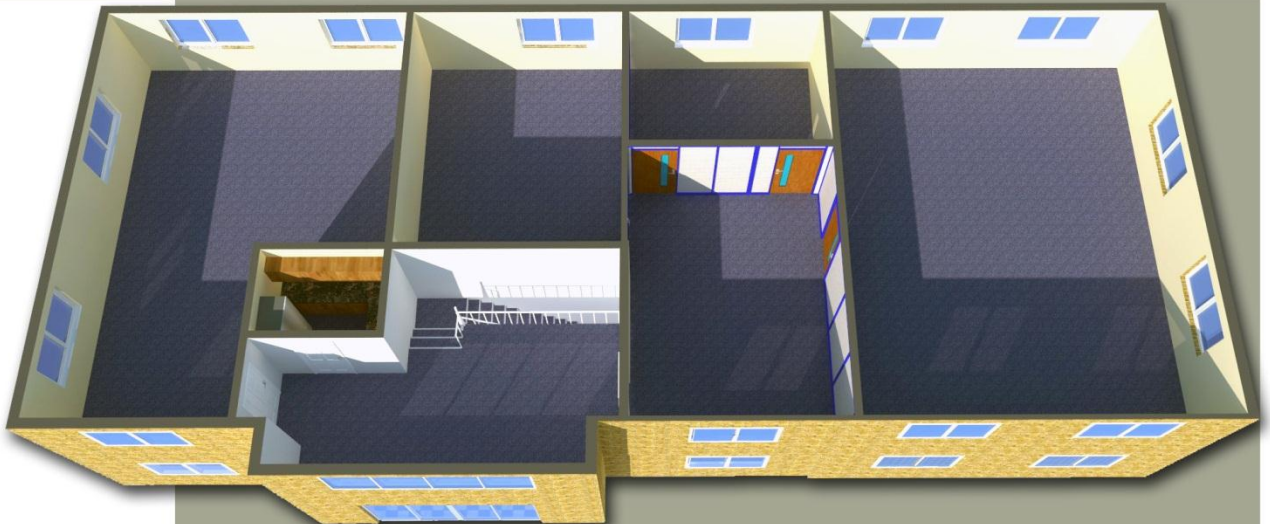
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# Layout

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Accommodation	Sq Ft	Sq M
Ground Floor	1,956	181.70
First Floor	1,939	180.20
Annexe	868	80.65
<b>Total</b>	<b>4,763</b>	<b>442.55</b>



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# Amenities

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- Separate male & female W/C facilities
- Self-contained annex with separate W/C and kitchen
- Open plan ground and first floor office space
- Separate private offices on ground and first floors
- 4 separate ground floor office areas
- 4 separate 1<sup>st</sup> floor office areas
- All areas separated by privacy glass dividers
- Fully Cat 5e wired throughout
- Fully installed integrated telecoms system



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