

Property Consultants



Crosthwaite
COMMERCIAL

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Hawk Works, 105A Mary Street, Sheffield S1 4RT

To Let

172 Whitham Road, Sheffield S10 2SR



- **Prominent Location in the Heart of Broomhill**
- **First Floor Office Space**
- **178 sq ft of Storage Available on the Second Floor**
- **Suitable for a Variety of Uses, Subject to Planning**
- **719 sq ft (66.8 sq m) (Excluding Storage)**

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LOCATION

The building is located on Whitham Road in the popular suburban location of Broomhill. Whitham Road itself is the main road linking Broomhill to the city centre and therefore there are numerous bus routes linking to city centre and various suburbs.

The property is surrounded by excellent amenities with an eclectic mix of local and national occupiers including Tesco Express, Morrisons, Thyme Café, The York and Butcher and Catch all in the immediate vicinity.

There is plenty of parking available in close proximity to the building.

DESCRIPTION

The available office space is on the first floor of this attractive stone built property in the heart of Broomhill.

The space is split into four rooms of a similar size accessed from an attractive staircase.

While office space, the available accommodation is suitable for a variety of uses. Each room has a water supply if required.

In addition, there is 178 sq ft of storage available on the second floor.

ACCOMMODATION (Approx net internal areas)

First Floor	719 sq ft	66.8 sq m
Second Floor	178 sq ft	16.5 sq m
Total	897 sq ft	83.3 sq m



TERMS

A new lease of the first floor office space (with the option of 178 sq ft of second floor storage) is available directly from the landlord for a term by arrangement.

RENT

We are quoting **£12,500 per annum**.

RATING

The business rates are in the process of being re-assessed but we assume that the space will qualify for full small business rates relief, subject to status.

Interested parties are invited to make their own enquiries with the relevant authority.

USE

The premises benefit from an E class planning consent. This allows the premises to be used for the B1 (office use) and D1 (clinics and health centre) uses, without the need for a change of use.

VAT

The building is NOT elected for VAT.

ENERGY PERFORMANCE CERTIFICATE

The building has an EPC rating 'E'.

LEGAL COSTS

Each party are to be responsible for the payment of their own legal fees in connection with this transaction.

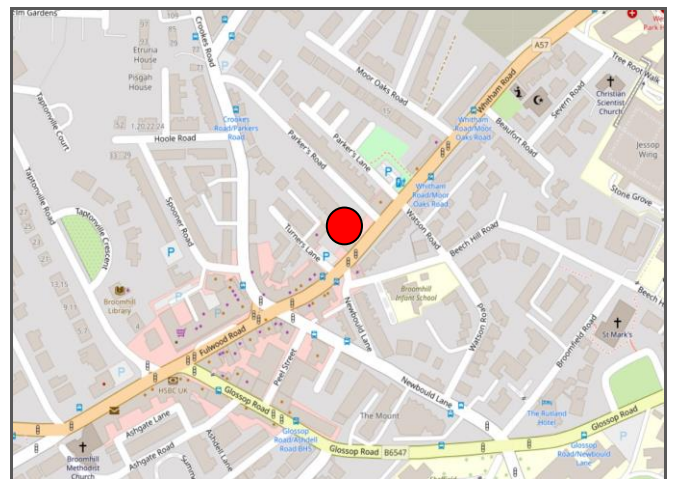
VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agent detailed below.

Tom Shelton - Crosthwaite Commercial

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07738 335 482



SUBJECT TO CONTRACT AND AVAILABILITY February 2024