

Property Consultants



Crosthwaite
COMMERCIAL

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

To Let

92a Arundel Street, Sheffield S1 4RE



- **To be Refurbished**
- **Self-Contained Office Based Over Three Floors**
- **Four Dedicated Car Parking Spaces**
- **Large Private Garden to the Rear**
- **2,097 sq ft (194.9 sq m)**

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LOCATION

Arundel Street is situated in the Cultural Industries Quarter on the southern edge of Sheffield City Centre, just inside Sheffield's inner ring road, close to the New Era Square development.

The location is within easy walking distance of Sheffield Hallam University as well as Sheffield Railway Station, Sheffield Bus Interchange, the prime shopping areas of The Moor and all the services and facilities of the city centre.

Over recent years the area has undergone substantial transformation with a number of buildings having been converted to private and student accommodation, as well as workshops & offices aimed at the cultural industries sector.

Occupiers in the vicinity include Jaywing, Shoosmiths, Industry Tap, Birdhouse Kitchen and Decathlon.

DESCRIPTION

The available unit is 2,097 sq ft which is currently utilised as a self-contained office. The premises are based over the lower ground, ground and first floors.

Internally the unit comprises of a reception, multiple office/meeting rooms, kitchen facilities, WC's, and benefits from gas central heating.

Externally, there is a large private garden to the rear and four car parking spaces to the front.

The building is to be refurbished.

ACCOMMODATION

(All net areas are approximate)

Lower Ground	239 sq ft	22.2 sq m
Ground	863 sq ft	80.2 sq m
First	995 sq ft	92.5 sq m
Total	2,097 sq ft	194.9 sq m



RENT

We are quoting **£23,500 per annum exclusive**.

USE

The premises benefit from an E class planning consent. Other uses may be considered subject to planning.

VAT

The premises are VAT elected.

RATING

There are several listings for the property but they total the figure below: -

Offices and Premises R.V. £18,870

ENERGY PERFORMANCE CERTIFICATE

The building has an EPC rating E. Certificate available on request.

LEGAL COSTS

Each party are to be responsible for the payment of their own legal costs 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

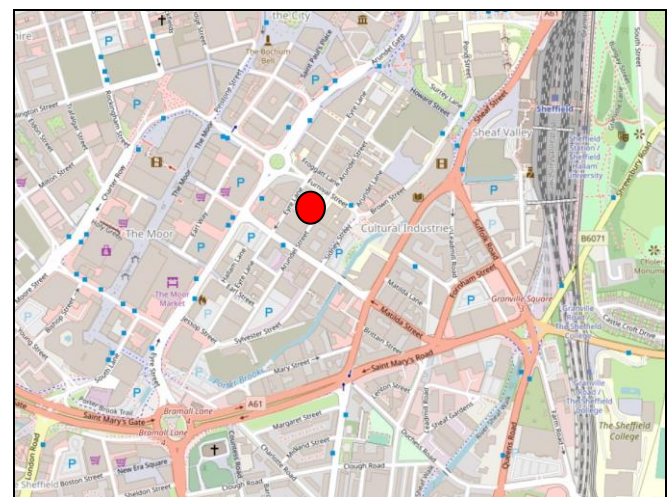
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SUBJECT TO CONTRACT AND AVAILABILITY February 2023