

Property Consultants



# To Let

1 Keetons Hill, Sheffield S2 4NW

**T 0114 272 3888**

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



- **First Floor Office Space Available on Flexible Terms**
- **Convenient Location close to the City Centre**
- **Available as a Whole or Can Split**
- **Suites from 477 – 2,240 sq ft - Net Internal Area**
- **Immediately Available**
- **Generous Car Parking Provision**

[www.crosthwaitecommercial.com](http://www.crosthwaitecommercial.com)



## LOCATION

The offices are located on Keetons Hill adjacent to London Road, one of the main arterial routes from the city centre. The property is within 100 yards of St. Mary's Gate, Sheffield's inner ring road, which provides access to the M1 (J33) and all areas of the city. The prime shopping area of The Moor is within a short walk.

## DESCRIPTION

1 Keetons Hill is an attractive two storey brick-built detached property. There are two available first floor offices, which can be let individually or as a whole.

The building benefits from the following specification, Including: -

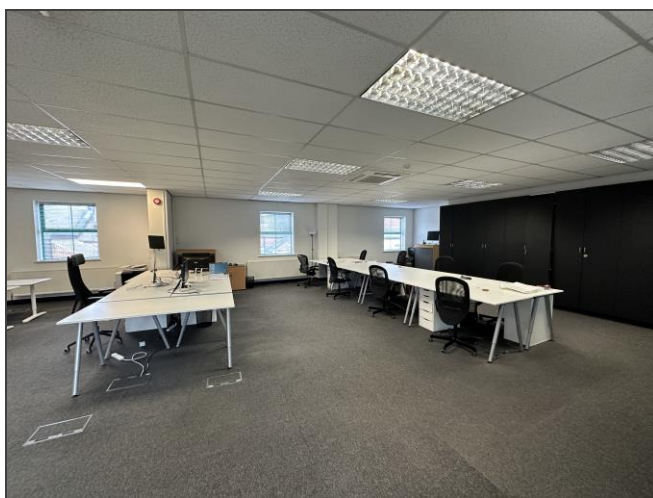
- Recessed lighting
- Comfort cooling
- Raised flooring
- Intercom system
- Kitchen & W.C facilities

## ACCOMMODATION (Approx net internal areas)

<b>Suite 1</b>	<b>477 sq ft</b>	<b>44.4 sq m</b>
<b>Suite 2</b>	<b>1,763 sq ft</b>	<b>163.8 sq m</b>
<b>Total</b>	<b>2,240 sq ft</b>	<b>208.1 sq m</b>

The offices come with on site car parking spaces with 24hr CCTV monitoring.

Additional surface car parking is available adjacent to the building by separate negotiation.



## ENERGY PERFORMANCE CERTIFICATE

A full Energy Performance Certificate will be provided on request.

## LEASE

The offices are available on flexible leases.

## RENT

<b>Suite 1</b>	<b>£6,600 pa</b>
<b>Suite 2</b>	<b>£17,750 pa</b>
<b>Combined</b>	<b>£22,250 pa</b>

VAT is not payable.

## RATING ASSESSMENT

100% business rates relief could be available resulting in a nil charge.

## MONEY LAUNDERING

In order to comply with Money Laundering Regulations, ingoing tenants will be required to provide identification documentation.

## 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 agents detailed below.

**Mark Holmes – Crosthwaite Commercial**

[Mark@crosthwaitecommercial.com](mailto:Mark@crosthwaitecommercial.com)

07738 275226

**Charlie Appleyard – Crosthwaite Commercial**

[charlie@crosthwaitecommercial.com](mailto:charlie@crosthwaitecommercial.com)

07852 195 089



SUBJECT TO CONTRACT AND AVAILABILITY February 2024