

Property Consultants



**T 0114 272 3888**

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

# To Let

**Eagle Works, Cotton Mill Walk, Sheffield S6 3AF**



- **Creative Office Space in a Refurbished Steel Mill**
- **Exposed Brickwork and Original Features**
- **High Speed Fibre Internet Connectivity**
- **Surrounded by Excellent Amenities**
- **2,010 sq ft (186.7 sq m) in the Heart of Kelham Island**

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## LOCATION

The office is located on Cotton Mill Walk in Kelham Island which easily accessible to the Sheffield Ring Road. There is therefore excellent access to the Sheffield road network and Shalesmoor Tram Stop is situated approximately 300 away.

Kelham Island is a thriving location and there are excellent amenities for staff in the immediate vicinity with an eclectic mix of restaurants, bars and coffee shops.

Notable occupiers surrounding Eagle Works include Domo, Saw Grinders Union, The Grind Café, SALT, Isabellas, Hymn to Ninkasi and The Fat Cat.

## DESCRIPTION

We have one suite remaining in Eagle Works which sits at the heart of Citu's impressive Little Kelham Scheme.

The building is a refurbished steel mill which benefits from many of its original features and provides creative office space benefitting from a fitted kitchen, sustainable heating system and high-speed fibre-optic internet connectivity.

The suite, The Lathe Hall, is 2,010 sq ft on the first floor which is open plan with a painted floor.

There is a passenger lift and there are WC and shower facilities immediately outside the unit in the common parts.

Bike racks are also available.

## ACCOMMODATION

(All net areas are approximate)

**First Floor** **2,010 sq ft** **186.7 sq m**



## TENURE

A new lease is available directly from the landlord for a term by arrangement.

## RENT

We are quoting **£43,500 per annum** exclusive of service charge, rates and all utilities.

## VAT

The building is VAT elected.

## RATING

The unit is rated as Office and Premises with a 2023 RV of £15,750.

## ENERGY PERFORMANCE CERTIFICATE

Rating 'B'. 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.

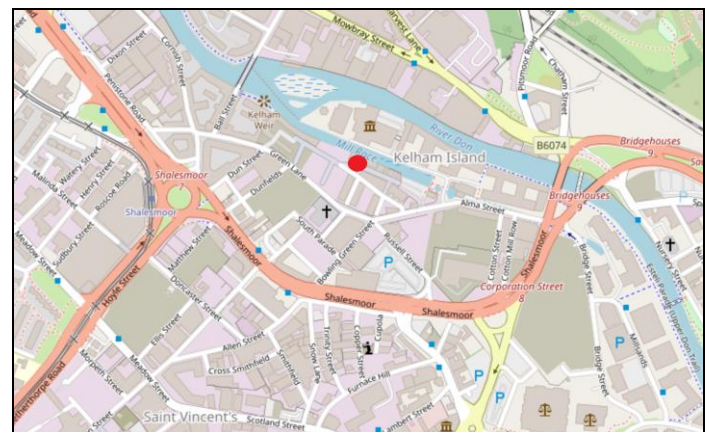
## VIEWING ARRANGEMENTS

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

**Tom Shelton - Crosthwaite Commercial**

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

**07738 335 482**



**SUBJECT TO CONTRACT AND AVAILABILITY**  
**Updated November 2023**



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