

Property Consultants



T 0114 272 3888

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

To Let

PLATFORM_, Sylvester Street, Sheffield, S1 4RN



- **High Quality Newly Completed Retail Units To Let**
- **Situated in the Heart of the Cultural Industries Quarter**
- **Prominent Location with Good Visibility**
- **Two Units Available Ranging From 1,378 sq ft – 6,227 sq ft**
- **Suitable For a Variety of Uses, Subject to Planning**
- **Immediately Available To Let on a New Lease**

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Crosthwaite
COMMERCIAL

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LOCATION

The units are located between Sylvester Street and Mary Street in the Cultural Industries Quarter of the City Centre. Sheffield Train Station and Bus Interchange are just a short walk from the development, as well as Sheffield Hallam University's City Campus.

The M1 Motorway is also easily accessible via Sheffield Parkway which connects the city to J33, approximately 5 miles to the east.

DESCRIPTION

The development consists of two new retail units which sit beneath a major new residential scheme. Brook Point is the larger of the two units and has frontage onto Mary Street. Sylvester House is a smaller unit which fronts Sylvester Street.

Each unit comprises of open plan ground floor retail space, suitable for a variety of uses.

The units benefit from prominent glazed frontages overlooking Sylvester Street and Mary Street, offering great visibility.

ACCOMMODATION

(All net areas are approximate)

Brook Point	6,277 sq ft	583.13 sq m
Sylvester House	1,378 sq ft	128.02 sq m

LEASE

A new lease is available on a term to be agreed, directly from the landlord.

RATING

The units will be assessed upon completion of the works.

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 joint agents detailed below.

Mark Holmes - Crosthwaite Commercial

mark@crosthwaitecommercial.com

07738 275 226

Fern Corton - Crosthwaite Commercial

fern@crosthwaitecommercial.com

07538 412 671

Rob Darrington - CPP

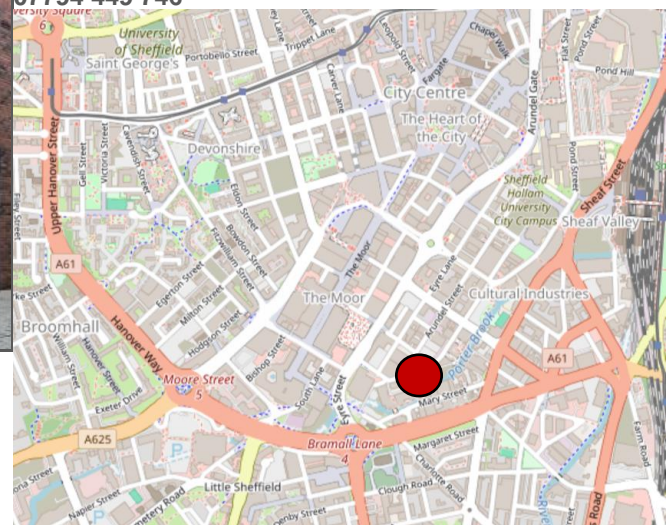
rob@cpppartners.co.uk

07506 119 770

Chloé Bennett - CPP

chloe@cpppartners.co.uk

07794 449 746



USE

The premises benefit from E class and Sui Generis planning consent. This allows the premises to be used for the former A1 (retail), A3 (café & restaurant), A5 (hot food takeaway), B1 (Office use), and D1 (clinics and health centre) uses, without the need for a change of use.

Subject to Contract and Availability

December 2023