

Property Consultants



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

To Let

2 The Forge, Bramall Lane, Sheffield S2 4QH



- **Self-Contained Office / Retail / Leisure Unit**
- **Excellent Visibility from Bramall Lane**
- **Suitable for a Variety of Uses, Subject to Planning**
- **Part of the Modern Residential Development 'The Forge'**
- **1,610 sq ft (149.6 sq m)**

www.crosthwaitecommercial.com

LOCATION

The building is located on Bramall Lane, in-between its junctions with Sheldon Street and Denby Street, close to St Mary's Roundabout / the Sheffield Ring Road.

New Era Square, the impressive new mixed use development, is next door with Aldi adjacent at the northern elevation of the building.

Bramall Lane, home of Sheffield United FC, is approximately 100 metres away to the south and there are an eclectic mix of surrounding occupiers including Golf Fang, OISOI, The Treehouse Café and BP Petrol Station amongst others.

Above the unit is a large student development and there are several apartment blocks in the immediate vicinity so there is a large critical mass of people on the doorstep.

Sheffield city centre is located a short walk away and transport links are excellent.

DESCRIPTION

The unit comprises a ground floor, self-contained commercial unit with excellent visibility from Bramall Lane.

The suite is currently utilised as an office and is arranged as a reception area with a mixture of open plan and cellular space. The space benefits from mineral fibre suspended ceilings, perimeter trunking and kitchen and WC facilities.

While the suite is partitioned, said partitions are demountable so there is the option of removing them to create one large, open plan space.

As discussed, the suite is currently used as office space but it would be suitable for a variety of uses including retail, leisure and medical, subject to planning.

ACCOMMODATION

(All net areas are approximate)

Ground Floor **1,610 sq ft** **149.6 sq m**



RENT

We are quoting **£18,950 per annum exclusive**.

TENURE

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

USE

The premises benefit from an E class planning consent. This allows the premises to be used for the former A1 (retail), A3 (café & restaurant), B1 (Office use), and D1 (gyms, clinics, health centre and day nursery) uses, without the need for a change of use. Other uses may be considered subject to planning.

VAT

The premises are VAT elected.

RATING

The unit is rated as Offices and Premises with a 2023 Rateable Value of £17,750

ENERGY PERFORMANCE CERTIFICATE

The unit has an EPC rating 'D'. 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.

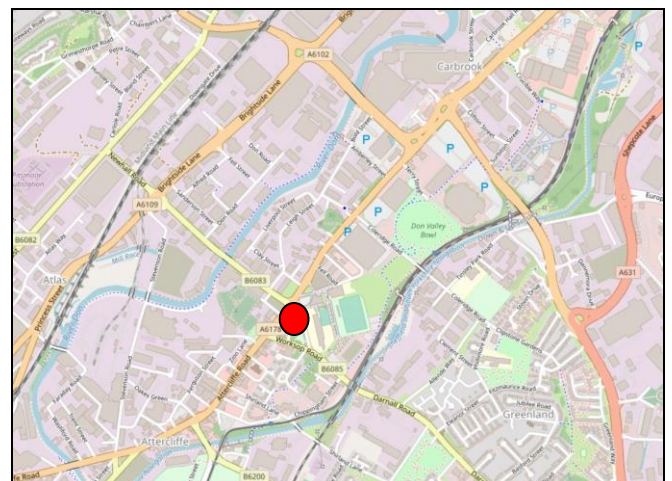
VIEWING ARRANGEMENTS

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

Tom Shelton - Crosthwaite Commercial

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07738 335 482



SUBJECT TO CONTRACT AND AVAILABILITY
March 2023