

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

To Let

Attercliffe Centre, 3 Vicarage Road, Sheffield S9 3RH



- **Self-Contained Detached Office Building / Training Centre**
- **Great Location in Attercliffe Centre**
- **Suitable for a Variety of Uses, Subject to Planning**
- **Secure, Large Yard Offering an Abundance of Car Parking**
- **2,661 sq ft (247.2 sq m)**

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LOCATION

The building is on Vicarage Road, which is located off Newhall Road (B6083), within the Lower Don Valley area of Sheffield. Newhall Road links to Attercliffe Road, which provides access to both Sheffield City Centre (3.3 miles to the south-west) and also Junction 34 of the M1 Motorway (1.7 miles to the north-east).

The surrounding area comprises of a mix of retail on Attercliffe Road, whilst Newhall Road is a prominent industrial location. There are also various sports and educational facilities within the immediate area, including the English Institute of Sport and UTC Sheffield Olympic Legacy Park.

DESCRIPTION

The premises comprise of an old vicarage over ground, first and second floors. The building is set back from Vicarage Road and sits on a site of approximately 0.7 acres.

The building itself extends to approximately 2,630 sq ft. The ground floor is a mixture of offices and meeting rooms with a staircase leading to the first floor which is a similar arrangement although slightly smaller.

The second floor is formed of smaller office rooms. There is a passenger lift which serves the ground and first floors and the property benefits from central heating.

Externally there is private parking for multiple vehicles.

ACCOMMODATION

(All net areas are approximate)

Ground Floor	1,267 sq ft	117.7 sq m
First Floor	933 sq ft	86.7 sq m
Second Floor	461 sq ft	42.8 sq m
Total	2,661 sq ft	247.2 sq m



TENURE

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

RENT

We are quoting **£35,000 per annum exclusive**.

VAT

If applicable, VAT will be payable at the prevailing rate.

USE

The property currently benefits from an 'E' use class, which includes offices and health centres, although the building is suitable for a variety of uses, subject to planning.

RATING

Interested parties are to make their own enquires with the relevant authority.

ENERGY PERFORMANCE CERTIFICATE

Rating 'F'. 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.

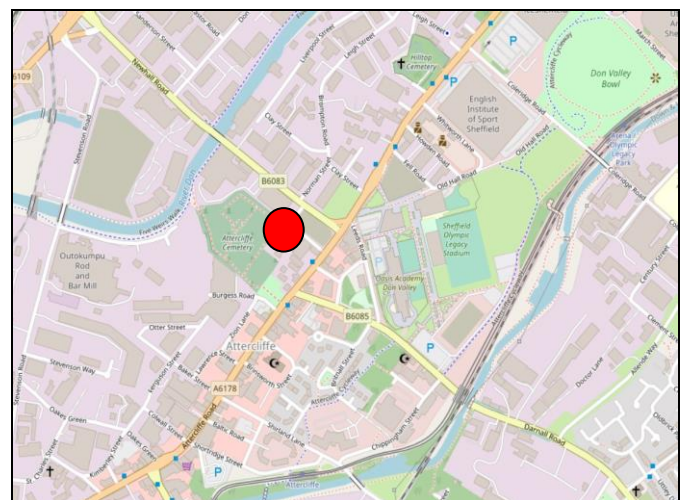
VIEWING ARRANGEMENTS

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

May 2023