

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

To Let

Albion House, Savile Street, Sheffield S4 7UD



- **Good Quality, Modern Office Accommodation**
- **Refurbished Offices Suites with Comfort Cooling**
- **Within Easy Walking Distance of Kelham Island and Victoria Quays**
- **2,583 – 37,877 sq ft (234.0 – 3,520.2 sq m)**

www.crosthwaitecommercial.com



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LOCATION

The building occupies a prominent position on Savile Street (A6109) which is the main arterial route running from Sheffield city centre, through the Don Valley to Meadowhall Shopping Centre and Junction 34 of the M1 Motorway.

There are numerous bus routes running along Savile Street itself and there is easy access to the Sheffield Ring Road and the city centre.

Amenities are good with Tesco Extra being immediately opposite the building and Kelham Island and Victoria Quays being within easy walking distance. Both of these destinations offer a great and eclectic mix of bars, pubs, restaurants and cafes.

DESCRIPTION

Albion House is an attractive building providing good quality, modern office accommodation over lower ground to second floors across varying sized suites.

The space benefits from raised floors, comfort cooling, LED lighting (Suites 3-6), new carpets (Suites 3-6), a passenger lift and a concierge.

There is a large car parking to the rear where we are able to offer a ration of two spaces per 1,000 sq ft.

ACCOMMODATION

(All net areas are approximate)

Lower Ground Floor	2,583 sq ft	(239.4 sq m)
Ground Floor – Suite 1	6,470 sq ft	(601.1 sq m)
Ground Floor – Suite 2	4,730 sq ft	(440.6 sq m)
First Floor – LET	12,012 sq ft	(1,116.0 sq m)
First Floor – Suite 4	5,332 sq ft	(495.4 sq m)
Second Floor – Suite 5	6,750 sq ft	(627.1 sq m)
Total	37,877 sq ft	(3,520.2 sq m)



LEASE

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

RENT

£8 per sq ft exclusive.

SERVICE CHARGE

The service charge is currently running at £3.20 per sq ft.

RATING

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

VAT

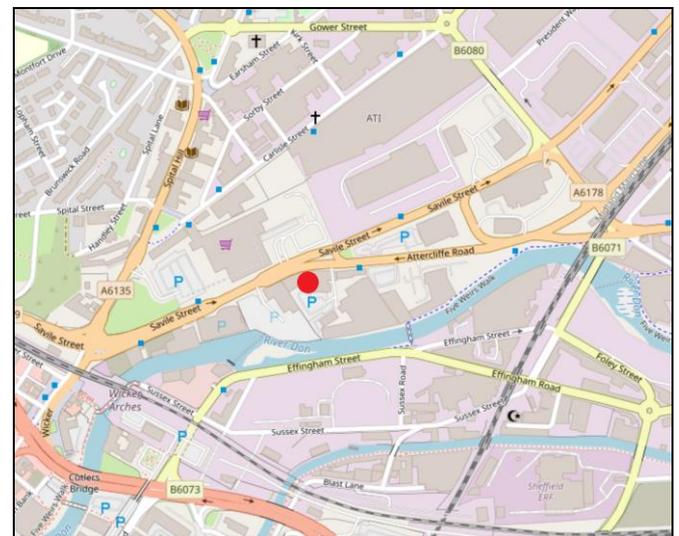
The building is elected for VAT.

ENERGY PERFORMANCE CERTIFICATE

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 joint agents detailed below.

Tom Shelton - Crosthwaite Commercial

tom@crosthwaitecommercial.com

07738 335 482

Alastair Cambell – Campbell & Co

alastair@campbell-co.co.uk

0114 279 2807

SUBJECT TO CONTRACT AND AVAILABILITY
Updated February 2023



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