

Property Consultants



**Crosthwaite**  
**COMMERCIAL**

**T 0114 272 3888**

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

# To Let

**Champion Works, 35 Gordon Road, S11 8XY**



- **Suburban Office/Studio Space**
- **Ground, First & Second Floor Split into 5 Units**
- **221-1,957 Sq Ft of Space Available**
- **Excellent Location in the Heart of Sharrow Vale**
- **Immediately Available**
- **To Let On a New Lease**

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## LOCATION

The property is prominently located in the Sharrow Vale area of Sheffield off Gordon Road, approximately 1.6 miles South-West of Sheffield City Centre. The premises are located directly behind the exciting new Dyson Place development, which comprises of a vibrant mix of retail/restaurant/café occupiers including Six and a Half, Iberico and Cornerstone, alongside offices and apartments. Dyson Place is a hidden gem at the centre of the busy Sharrow Vale area.

## DESCRIPTION

The premises comprise of ground, first and second floor office/studio space which is split by way of two units on each floor. The space is open-plan in layout and benefits from the following specification, Including:

- LED lighting
- Contemporary Flooring
- Intercom system
- Kitchen & W.C facilities
- Broadband

## ACCOMMODATION (Approx gross internal areas)

Unit 1 (Ground Floor)	<b>NOW LET</b>	<b>NOW LET</b>
Unit 3 (First Floor)	<b>NOW LET</b>	
Unit 4 (First Floor)	<b>NOW LET</b>	
Unit 5 (Second Floor)	<b>NOW LET</b>	
Unit 6 (Second Floor)	<b>595 sq ft</b>	<b>55.3 sq m</b>

The space can be combined/split to suit occupier requirements.



## RATES

The premises will be assessed for rates following completion of the building and fitting-out works.

## EPC

The building has an Energy Rating of B.

## LEASE

The units are available to let on easy in/out terms with a simple contract and 3 month notice period.

## RENT

Unit 1 - £7,000 per annum – **NOW LET**

Unit 3 - £7,000 per annum - **NOW LET**  
Unit 4 - £22,800 per annum – **NOW LET**

Unit 5 - £6,000 per annum – **NOW LET**  
Unit 6 - £11,900 per annum – **AVAILABLE**

## VAT

The rent will be subject to VAT.

## PLANNING

The premises benefit from an E class planning consent. This allows the premises to be used for A2 (professional services), B1 (Offices) and D1 (clinics, health centre and day nursery) uses, without the need for a change of use. Other uses may be considered subject to planning.

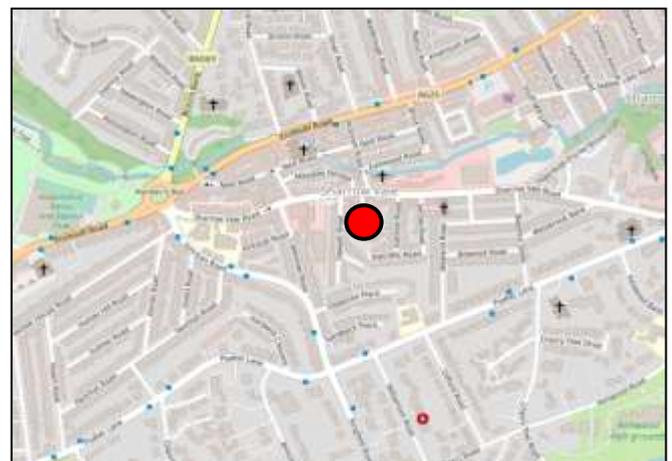
## LEGAL COSTS

Each party are to be responsible for the payment of their own legal costs in connection with the preparation of the lease.

## VIEWING ARRANGEMENTS

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

**Mark Holmes – Crosthwaite Commercial**  
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07738 275 226



SUBJECT TO CONTRACT AND AVAILABILITY  
November 2025

Updated



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## FIRST AND SECOND FLOOR PLANS

