

Property Consultants



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

# To Let

**Telegraph House, 11-15 High Street, Sheffield S1 2AN**



- High Quality Office Space Within a Listed Building
- Ideally Located in Sheffield City Centre
- Benefits From Great Transport Links
- Competitive City Centre Rent
- Two Available Office Suites
- 1,986 – 4,608 sq ft (184.50 – 428.08 sq m)

[www.crosthwaitecommercial.com](http://www.crosthwaitecommercial.com)

## LOCATION

The premises are located just off the prime pedestrianised shopping parade of Fargate in the heart of Sheffield City Centre.

Occupiers in close proximity include McDonalds, Boots, German Doner Kebab, Poundland, Sainsburys and many bars and restaurants.

Numerous bus services serve High Street and Sheffield Supertram passes the front of the premises with both the Cathedral and Castle Square stops less than 50 meters away.

Sheffield Train Station is only a short walk away providing access to the nation rail network.

## DESCRIPTION

There are two suites available of 1,986 and 2,622 sq ft both on the first floor.

The larger suite has been refurbished and benefits from air conditioning, LED lighting, a kitchen, demised WC's and a door access system.

The smaller suite is arranged as a number of private offices and an open plan area. The space is in need of a refurb and an incoming tenant can have an input into this.

The common areas of the building are soon to be refurbished by the landlord.

## ACCOMMODATION (Approx net internal areas)

Part 1 <sup>st</sup> Floor Left	2,622 sq ft	243.58 sq m
Part 1 <sup>st</sup> Floor Right	1,986 sq ft	184.50 sq m
<b>Total</b>	<b>4,608 sq ft</b>	<b>428.08 sq m</b>



## TENURE

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

## RENT

We are quoting **£10.00 per sq ft** exclusive.

## RATING

The Business Rates are approximately £4.90 per sq ft.

Interested parties are advised to contact the relevant authority.

## SERVICE CHARGE

Available on request.

## VAT

VAT will be payable.

## ENERGY PERFORMANCE CERTIFICATE

The premises have a rating of 66 (band C). EPCs are available upon request.

## LEGAL COSTS

Each party are to be responsible for the payment of their own legal fees in connection with this transaction.

## VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sales agents detailed below.

**Tom Shelton - Crosthwaite Commercial**

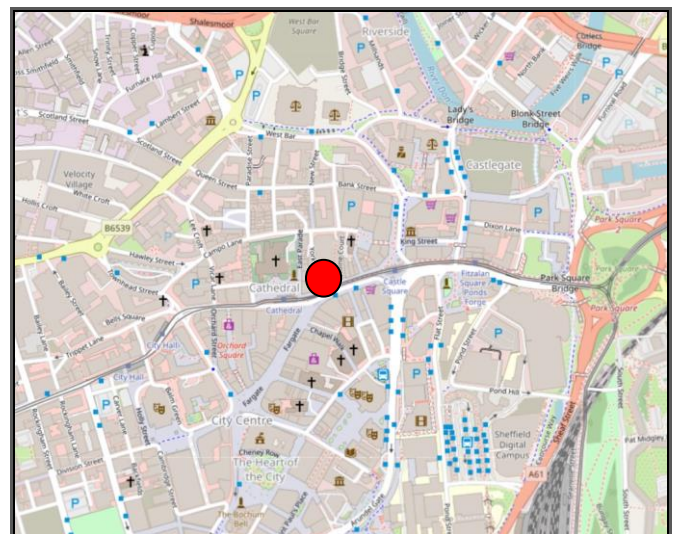
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SUBJECT TO CONTRACT AND AVAILABILITY

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