

Property Consultants



**Crosthwaite**  
**COMMERCIAL**

**T 0114 272 3888**

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

# To Let

**310 Sandygate Road, Sheffield S10 5SF**



- **Refurbished Office Space on Flexible Inclusive Terms**
- **'Plug and Play'**
- **Ultra High Speed Data Connectivity**
- **One Car Parking Space per Office**
- **2 Suites Available – 158 sq ft and 123 sq ft**

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



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## LOCATION

The property is located on the north side of Sandygate Road at its junction with Sandygate Grange Drive, opposite Sheffield Hallam Football Club.

The building offers the rare opportunity to take office space in the popular S10 area of Sheffield. There are good amenities close by in Crosspool such as Tesco Express and many independent shops, cafes and restaurants.

## DESCRIPTION

The building has been comprehensively refurbished and we have two offices available.

Occupiers are able to take office space on an all-inclusive basis which includes all utilities and ultra-fast internet connectivity.

The space is 'plug and play' on flexible lease terms with each room being fully cabled with its own SSID line. Each office is also individually alarmed.

Each suite will be granted one dedicated car parking space and there is a shared kitchen.

## ACCOMMODATION

(All net areas are approximate)

<b>Suite 1</b>	<b>120 sq ft</b>	<b>11.14 sq m</b>
<b>Suite 2</b>	<b>179 sq ft</b>	<b>16.63 sq m</b>
<b>Suite 3</b>	<b>300 sq ft</b>	<b>27.87 sq m</b>
<b>Suite 4</b>	<b>185 sq ft</b>	<b>17.18 sq m</b>
<b>Suite 5</b>	<b>165 sq ft</b>	<b>15.32 sq m</b>
<b>Suite 6</b>	<b>158 sq ft</b>	<b>14.67 sq m</b>
<b>Suite 7</b>	<b>123 sq ft</b>	<b>11.42 sq m</b>



## LEASE

Flexible, **all-inclusive** leases are available for a minimum term of three months. Occupiers are able to vacate upon one months' notice thereafter.

## RENT

**Suite 1 - LET**

**Suite 2 - LET**

**Suite 3 - LET**

**Suite 4 - LET**

**Suite 5 - LET**

**Suite 6 - £520 per month**

**Suite 7 - £405 per month**

NB VAT is payable on the rent.

## DATA

Each room will have data cabling and a dedicated SSID.

## ENERGY PERFORMANCE CERTIFICATE

The premises have a rating of 113 (Band E). A copy of the full certificate is available on request.

## LEGAL COSTS

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

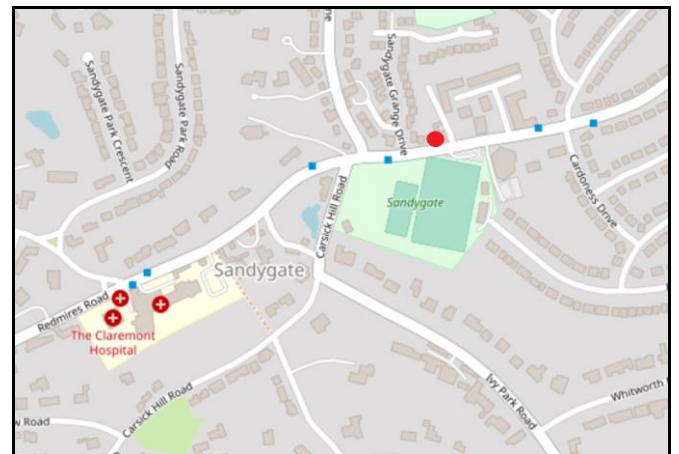
## VIEWING ARRANGEMENTS

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

**Tom Shelton - Crosthwaite Commercial**

[tom@crosthwaitecommercial.com](mailto:tom@crosthwaitecommercial.com)

07738 335 482



**SUBJECT TO CONTRACT AND AVAILABILITY**  
**May 2024**