

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

To Let

Panama Business Centre, 184 Attercliffe Road, Sheffield S4 7WZ



- **Inclusive, Flexible Leases Available**
- **Excellent Car Parking Provision**
- **Within Easy Walking Distance of Kelham Island and Victoria Quays**
- **Situated Within Panama Business Centre**
- **Suites from 134 – 1,145 sq ft Available**

www.crosthwaitecommercial.com



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

LOCATION

The building occupies a prominent position on Attercliffe Road leading onto Saville Street 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 close by in the area 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

The available space forms Panama Business Centre, where we can offer a variety of suites from 134 sq ft upwards on flexible, all inclusive lease terms. The available suites are located over ground, first and second floors and we have eight separate offices available to let.

The space can be taken as individual suites/floors or as one and the space benefits from suspended ceilings with kitchen facilities, central heating and perimeter trunking. The offices are to be redecorated with new LED lighting.

There is onsite car parking demised to the offices.

ACCOMMODATION

(All net areas are approximate)

The suites in Panama Business Centre are set out below and can be available individually. The rents for each suite are set out in the rent schedule attached.

Suite 1	579 sq ft	53.79 sq m
Suite 2	284 sq ft	26.38 sq m
Suite 3	134 sq ft	12.45 sq m
Suite 4	375 sq ft	34.83 sq m
Suite 5	295 sq ft	27.40 sq m
Suite 6	428 sq ft	39.76 sq m
Suite 7	1,145 sq ft	106.37 sq m
Suite 8	995 sq ft	92.44 sq m
Total	4,235 sq ft	393.54 sq m

Alternatively, the offices are available on standard terms as entire floors, set out below:

Ground Floor	579 sq ft	53.79 sq m
First Floor	1,516 sq ft	140.94 sq m
Second Floor	2,140 sq ft	198.81 sq m
Total	4,235 sq ft	393.54 sq m

LEASE

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

RENT

See attached schedule of rents for each suite. The rent for standard lease terms is available on request.

VAT

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

SERVICE CHARGE

Available on request.

RATING

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

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 sole agent detailed below.

Tom Shelton - Crosthwaite Commercial

tom@crosthwaitecommercial.com

07738 335 482

Charlie Appleyard – Crosthwaite Commercial

Charlie@crosthwaitecommercial.com

07852 195 089



SUBJECT TO CONTRACT AND AVAILABILITY

January 2025



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

Suite	Floor	Sq Ft	Rent Per Annum
1	Ground	579	£11,580
2	1	284	£5,750
3	1	134	£2,750
4	1	375	£7,500
5	1	295	£6,000
6	1	428	£8,500
7	2	1,145	£17,000
8	2	995	£15,000