

Property Consultants



**Crosthwaite**  
**COMMERCIAL**

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

# To Let

184 Attercliffe Road, Sheffield S4 7WZ



- **Good Quality Office Accommodation – Only £6.50 Per Sq Ft**
- **Excellent Car Parking Provision**
- **Within Easy Walking Distance of Kelham Island and Victoria Quays**
- **2,703 – 5,406 sq ft (251.1 – 502.2 sq m)**

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

## 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 Saville 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 comprises the first and second floors of this modern office building which provides a mix of both open plan and partitioned offices.

The space can be taken as individual floors or as one and the space benefits from suspended ceilings with Cat II lighting, kitchen facilities, central heating and perimeter trunking.

There is onsite car parking demised to the offices.

## ACCOMMODATION

(All net areas are approximate)

First Floor	2,703 sq ft	251.1 sq m
Second Floor	2,703 sq ft	251.1 sq m
<b>Total</b>	<b>5,406 sq ft</b>	<b>502.2 sq m</b>



## LEASE

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

## RENT

We are quoting £6.50 per sq ft exclusive.

## 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**

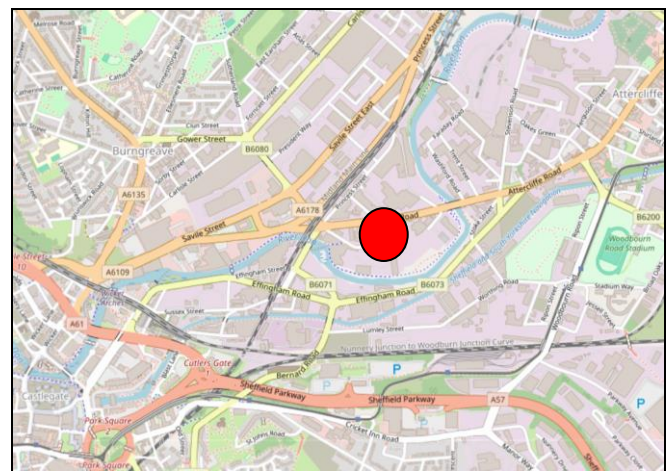
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**SUBJECT TO CONTRACT AND AVAILABILITY  
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