

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

To Let

35 Mowbray Street, Sheffield S3 8EN



- **500 Sq ft Part-Furnished Office To Let**
- **Located in the Heart of Neepsend**
- **Designated Car Parking Space**
- **Quoting £9,750 Per Annum**
- **Surrounded by Excellent Amenities**

www.crosthwaitecommercial.com



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LOCATION

The property is located on Mowbray Street in the heart of Neepsend – on the northern fringe of Sheffield City Centre.

The office is in close proximity to an eclectic mix of occupiers including The Mowbray, Riverside Kelham, 92 Burton Road and Peddler Market.

There is easy access to the Sheffield Ring Road and Shalesmoor Tram Stop is located a short walk away, meaning the property is extremely accessible.

DESCRIPTION

The building provides modern office space on the ground floor benefitting from a fitted kitchen and WC facilities.

There is a glass partitioned meeting room as well as open plan desk space. The meeting room could be removed to provide further open plan space.

The office is partly furnished and totals approximately 500 sq ft.

ACCOMMODATION

(All net areas are approximate)

Ground Floor **500 sq ft** **46.45 sq m**



TENURE

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

RENT

We are quoting **£9,750 per annum** exclusive.

VAT

The building is not VAT elected.

RATING

To be assessed. Subject to status, 100% business rates relief will apply.

USE

The building is suitable for office use.

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.

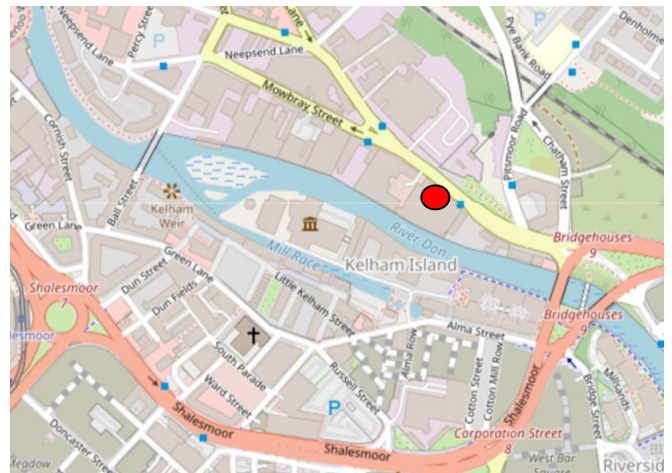
VIEWING ARRANGEMENTS

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

Tom Shelton - Crosthwaite Commercial

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SUBJECT TO CONTRACT AND AVAILABILITY
October 2024



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