

Property Consultants



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

To Let

18 Paradise Square, Sheffield S1 2DE



- Self-Contained Office Accommodation Over Four Floors
- Listed Building Situated in Paradise Square
- Car Parking Available by Separate Negotiation
- 4,212 Sq Ft (391.3 sq m) – May Split
- To Let On a New Lease
- Immediately Available

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LOCATION

This characterful office premises is located in Paradise Square, Sheffield's Cathedral quarter, the traditional business core.

The premises are close to Sheffield Cathedral and the prime shopping areas of Fargate and benefit from excellent transport links with many bus routes and a Supertram stop nearby.

There is an NCP multi-storey car park close by as well as on-street parking.

DESCRIPTION

An imposing grade II* listed office building in the heart of the cities professional district. The building offers generous accommodation over four floors.

At ground floor the building provides a reception with ancillary clerical offices together with meeting room / board room with movable partition. Lower ground floor provides further cellular offices with three vaulted cellars which are ventilated and lined. The first and second floors provide open plan and cellular office accommodation.

The accommodation benefits from air conditioning on all floors. Numerous car parking spaces are available by separate negotiation.

ACCOMMODATION (Approx net internal areas)

Lower Ground Floor	1,028 sq ft	95.5 sq m
Ground Floor	1,214 sq ft	112.8 sq m
First Floor	1,163 sq ft	108.0 sq m
Second Floor	807 sq ft	75.0 sq m
Total	4,212 sq ft	391.3 sq m

The property can be split, please contact the agents to discuss your exact requirements.

On-site car parking available adjacent to the building by separate negotiation.

RATING ASSESSMENT

According to the Valuation Office Agency – Rating List on the Internet 2023, the premises are assessed as follows:

Offices & Premises RV £28,750

EPC

A full Energy Performance Certificate will be provided on request.

RENT

On application. VAT is not payable.

LEASE

The premises are available on a new lease for a term to be agreed.

RENT DEPOSIT

A rent deposit may be held as a bond over the term of the lease.

LEGAL COSTS

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

MONEY LAUNDERING

In order to comply with Money Laundering Regulations, ingoing tenants will be required to provide identification documentation.

VIEWING ARRANGEMENTS

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

Mark Holmes - Crosthwaite Commercial

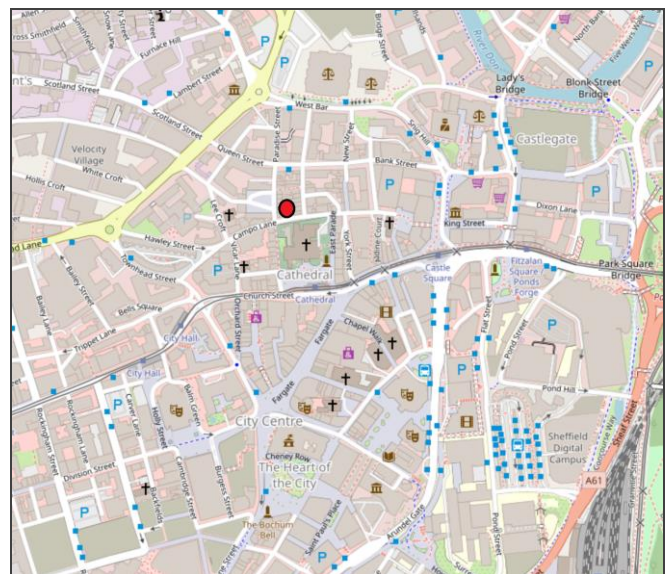
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SUBJECT TO CONTRACT AND AVAILABILITY

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