

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

To Let

First Floor Suites 260 Glossop Road, Sheffield S10 2HS



- **First Floor Office/Studio Space**
- **Central Location on Junction of West Street & Glossop Road**
- **Suitable for a Variety of Uses (Subject to Planning)**
- **Two Suites Totalling 755 sq ft (72 sq m) (Could Split)**
- **Available for Immediate Occupation**
- **To Let on a New Lease – Flexible Terms**

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LOCATION

The premises are situated in a prominent location at the junction of Glossop Road, West Street and Regent Terrace in Sheffield City Centre. The office forms part of the prestigious Sinclair Building adjacent to Sundae's Gelato. Boots Chemist is on the opposite corner and building is within The University of Sheffield's Portobello Campus.

There is ample street parking in the area and good transport links with the Supertram passing the front of the building.

DESCRIPTION

The property comprises first floor office space, currently split into two suites separated by a central staircase. The offices benefit from LED lighting, air conditioning, raised access floors, intercom system along with WC facilities and a Kitchen.

ACCOMMODATION (Approx net internal areas)

Suite A	453 sq ft	42 sq m
Suite B	302 sq ft	28 sq m
Total	755 sq ft	70 sq m

RATING

According to the 2023 Rating List on the Internet, the premises are assessed as follows: -

Shop & Premises Rateable Value £11,000

Subject to status, 100% small business rates relief may apply resulting in a nil charge.

PLANNING

The premises currently benefit from an 'E' use class, which includes A1 (retail), A2 (professional services), B1 (Office use), and D1 (gyms, clinics, health centre and day nursery) uses, may be considered subject to planning.



LEASE

The premises are available to let on new full repairing and insuring leases for terms to be agreed.

RENT

We are quoting **£12,000 per annum** for both suites.

Consideration will be given to offering the suites in isolation, terms on application.

VAT

VAT will be payable on the rent.

SERVICE CHARGE

A service charge will be payable.

RENT DEPOSIT

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

MONEY LAUNDERING

To comply with Money Laundering Regulations, purchasers will be required to provide identification documentation together with confirmation of the source of funding. Further details on request.

ENERGY PERFORMANCE CERTIFICATE

A full EPC will be provided on request.

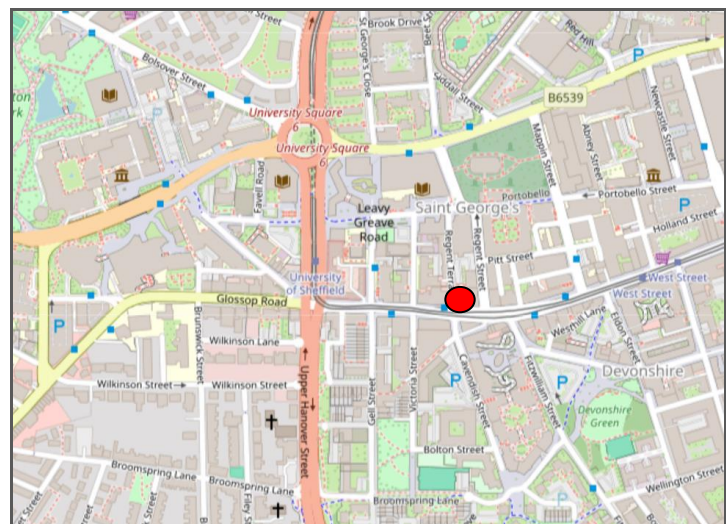
VIEWING ARRANGEMENTS

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

Mark Holmes - Crosthwaite Commercial

mark@crosthwaitecommercial.com

07738 275 226



SUBJECT TO CONTRACT AND AVAILABILITY November 2024