

Property Consultants



To Let

**Fives Court, Hillsborough Barracks, Penistone Road,
Sheffield S6 2LR**



- **Self-Contained Office To Let in Hillsborough Barracks**
- **Ground Floor Office Space with Mezzanine Level**
- **An Abundance of Visitor Car Parking Available on Site**
- **Unique Office with High Ceilings and Excellent Natural Light**
- **2,340 sq ft (217 sq m)**

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LOCATION

Hillsborough Barracks is situated in Hillsborough, north Sheffield, and can be accessed off either Penistone Road (A61) or Langsett Road and is the home of Morrisons and several other retail outlets.

The A61 is the main arterial route providing access into the city centre from north Sheffield and the premises benefit from excellent transport links with Hillsborough Supertram Stop and Bus Terminal being just outside the western entrance to the scheme.

There are excellent amenities for staff on the doorstep in the complex including Poundland, The Garrison Hotel, John Crawshaw Butchers, One Smile Dental, Barracks Lounge and Kitchen and several well-known charity shops. McDonalds and B&Q are also situated at the eastern entrance to the site.

DESCRIPTION

This is a unique development comprising of the old barracks which have been redeveloped into modern office and retail offerings.

Fives Court is a self-contained office on the ground floor with a mezzanine level. The space benefits from excellent natural light, unique features and kitchen and WC facilities.

There is a car park directly outside the building which has space for approximately 850 cars which is free to use for office occupiers and visitors.

ACCOMMODATION (Approx net internal areas)

Ground	1,535 sq ft	142 sq m
Mezzanine	805 sq ft	75 sq m
Total	2,340 sq ft	217 sq m



RENT

We are quoting **£24,950 per annum**.

LEASE

The premises are available on a new lease with terms to be agreed.

RATING

The space is rated as 'Offices and Premises' with a 2023 Rateable Value of 2023.

ENERGY PERFORMANCE CERTIFICATE

Certificate available on request.

LEGAL COSTS

Each party are to be responsible for the payment of their own legal fees 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

Tom Shelton - Crosthwaite Commercial

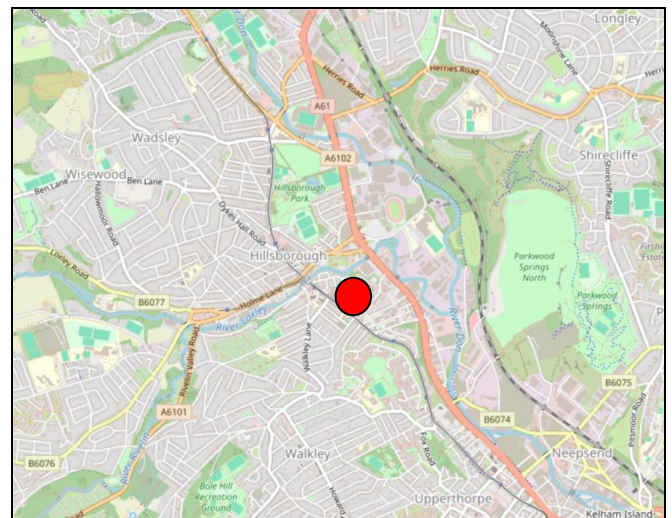
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SUBJECT TO CONTRACT AND AVAILABILITY September 2024