

Property Consultants

 **Crosthwaite**  
COMMERCIAL

**T 0114 272 3888**  
Hawk Works, 105A Mary Street, Sheffield S1 4RT

# To Let

2 - 4 London Road, Sheffield S2 4LN



- First Floor Office To Let
- Prominent Location Close to the City Centre
- DDA Compliant With Lift Access & Kitchen Facilities
- Quoting £15,000 Per Annum
- 1,196 sq ft (111.1 sq m)
- Available Immediately

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



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## LOCATION

The offices are located on London Road one of the main arterial routes from the city centre. The property is within 100 yards of St. Mary's Gate, Sheffield's inner ring road, which provides access to the M1 (J33) and all areas of the city.

The prime shopping area of The Moor is within a short walk.

## DESCRIPTION

4-6 London Road is an attractive three storey property. The available office is situated on the first floor and forms both open plan areas along with partitioned smaller suites.

The building benefits from the following specification, Including: -

- Gas/Electric Heating
- Carpeted flooring
- Intercom system
- Kitchen & W.C facilities

## ACCOMMODATION (Approx net internal areas)

**Total** **1,196 sq ft** **111.1 sq m**



## RATING ASSESSMENT

The rating assessment is: -

Offices & Premises R.V. £10,250

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

## SERVICE CHARGE/INSURANCE

£220 per month.

## RENT

We are quoting **£15,000 per annum**.

## VAT

VAT will NOT be payable.

## LEASE

The office is available on a new lease directly from the landlord with terms to be agreed.

## ENERGY PERFORMANCE CERTIFICATE

A full Energy Performance Certificate will be provided on request.

## 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 sole agents detailed below.

**Mark Holmes – Crosthwaite Commercial**

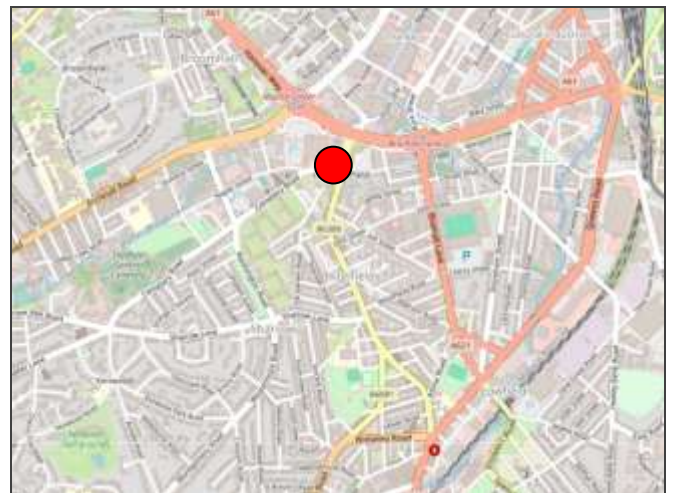
[Mark@crosthwaitecommercial.com](mailto:Mark@crosthwaitecommercial.com)

07738 275 226

**Charlie Appleyard – Crosthwaite Commercial**

[charlie@crosthwaitecommercial.com](mailto:charlie@crosthwaitecommercial.com)

07852 195 089



**SUBJECT TO CONTRACT AND AVAILABILITY** November 2024