

Property Consultants



**Crosthwaite**  
**COMMERCIAL**

**T 0114 272 3888**

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

# To Let

**310 Sandygate Road, Sheffield S10 5SF**



- **Refurbished Office / Workshop To Let**
- **Space Available on Flexible Inclusive Terms**
- **Ultra High Speed Data Connectivity**
- **Self-Contained Unit with One Car Parking Space**
- **252 sq ft (23.41 sq m)**

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



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## LOCATION

The property is located on the north side of Sandygate Road at its junction with Sandygate Grange Drive, opposite Sheffield Hallam Football Club.

The building offers the rare opportunity to take office space in the popular S10 area of Sheffield. There are good amenities close by in Crosspool such as Tesco Express and many independent shops, cafes and restaurants.

## DESCRIPTION

The available space comprises a newly refurbished self-contained suite to the rear of the main building. The office / workshop benefits from a new suspended ceiling and LED lighting and extends to approximately 252 sq ft.

Occupiers are able to take office space on an all-inclusive basis which includes all utilities and ultra-fast internet connectivity.

The unit comes with one car parking space and also access to shared kitchen and WC facilities in the main building.

**Please note that there will be new windows, a door and flooring.**

## ACCOMMODATION

(All net areas are approximate)

**Ground – 252 Sq Ft (23.41 Sq M)**



## LEASE

Flexible, **all-inclusive** leases are available for a minimum term of three months. Occupiers are able to vacate upon one months' notice thereafter.

## RENT

**£630 per month** inclusive of service charge, data and utilities.

**NB VAT** is payable on the rent.

## DATA

The unit will have data cabling and a dedicated SSID.

## ENERGY PERFORMANCE CERTIFICATE

A copy of the full certificate is available on request.

## LEGAL COSTS

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

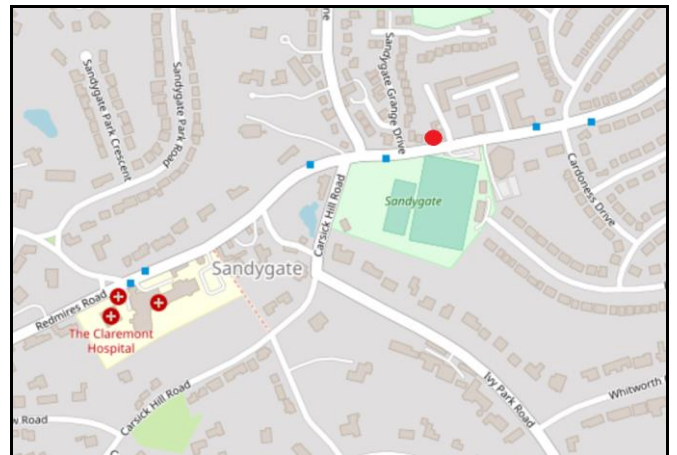
## VIEWING ARRANGEMENTS

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

**Tom Shelton - Crosthwaite Commercial**

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

**07738 335 482**



**SUBJECT TO CONTRACT AND AVAILABILITY**  
**February 2025**