

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

To Let

John Banner Building, Attercliffe Road, Sheffield S9 3SH



- Office Suites To Let Within an Iconic Sheffield Building
- Flexible Terms Available
- Free Car Parking in the Immediate Vicinity
- Attercliffe to Benefit From Considerable Levelling Up Fund (LUF) Funding
- Suites Available from 225 – 1,654 sq ft

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LOCATION

The building is on Attercliffe Road within the Lower Don Valley area of Sheffield. Newhall Road links to Attercliffe Road, which provides access to both Sheffield City Centre (3.3 miles to the south-west) and also Junction 34 of the M1 Motorway (1.7 miles to the north-east).

The surrounding area comprises of a mix of retail on Attercliffe Road, whilst Newhall Road is a prominent industrial location. There are also various sports and educational facilities within the immediate area, including the English Institute of Sport and UTC Sheffield Olympic Legacy Park.

The area has improved in recent years, particularly as a result of the aforementioned Olympic Legacy Park, a development by Scarborough Group in partnership with Sheffield City Council along with a number of other stakeholders.

Attercliffe has been allocated £17 million from the Government's Levelling Up Fund (LUF). In addition, there are plans to build over 1,000 dwellings at Attercliffe Waterside, along with attracting a number of commercial occupiers, to provide amenities for the area as a whole.

DESCRIPTION

There are several private office suites available on the ground and second floors.

The building benefits from a café on the ground floor and a passenger lift. The offices are available on flexible terms for up to three years.

ACCOMMODATION/RENT

GF – Unit 7	645 sq ft	£6,450 pa
GF – Unit 8	864 sq ft	£8,650 pa
SF – Room 7	435 sq ft	£4,350 pa
SF – Room 11	1,654 sq ft	£16,500 pa
SF – Room 17	512 sq ft	£5,250 pa
SF – Room 20	225 sq ft	£2,250 pa



RATING

Interested parties are invited to make enquiries with the relevant authority.

ENERGY PERFORMANCE CERTIFICATE

Certificate available on request.

LEASE

A new lease is available directly from the landlord for a term by arrangement. Flexible lease terms are available.

VAT

VAT is payable.

LEGAL COSTS

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

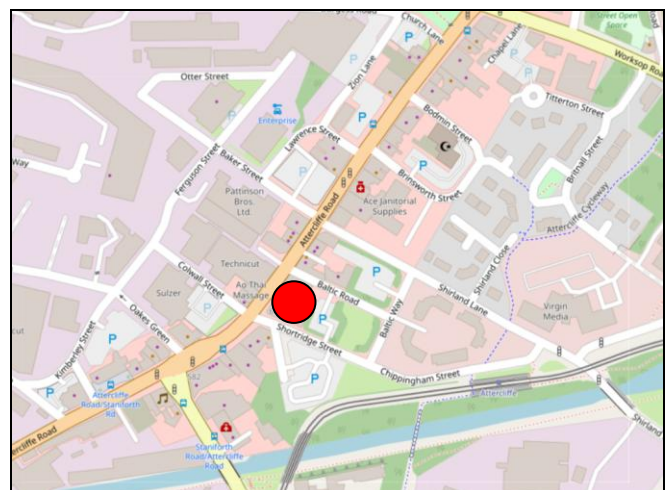
VIEWING ARRANGEMENTS

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

Tom Shelton - Crosthwaite Commercial

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07738 335 482



SUBJECT TO CONTRACT AND AVAILABILITY
Updated June 2025