

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
- Rent Only £7 Per Sq Ft!
- Suites Available from 224 – 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 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	£17,033 pa
GF – Unit 8	864 sq ft	£22,817 pa
SF – Unit 2	435 sq ft	£13,017 pa
SF – Unit 11	1,654 sq ft	£11,580 pa
SF – Unit 12	512 sq ft	£13,527 pa
SF – Unit 20	224 sq ft	£5,932 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 for up to three years. 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

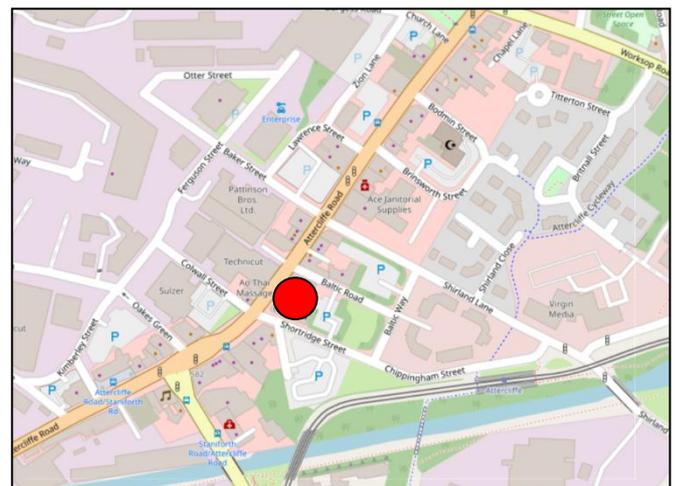
Viewing arrangements, and any further information, can be obtained from the agents detailed below.

Tom Shelton - Crosthwaite Commercial

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07738 335 482

Or Joint Agents at Colloco



SUBJECT TO CONTRACT AND AVAILABILITY
February 2026