

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
- Three Suites Available - 431 sqft, 614 sq ft and 7,129 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

Suite 1 is located on the third floor and provides approximately 7,129 sq ft of mainly open plan office accommodation with a number of private offices / meeting rooms. The office benefits from kitchen and WC facilities.

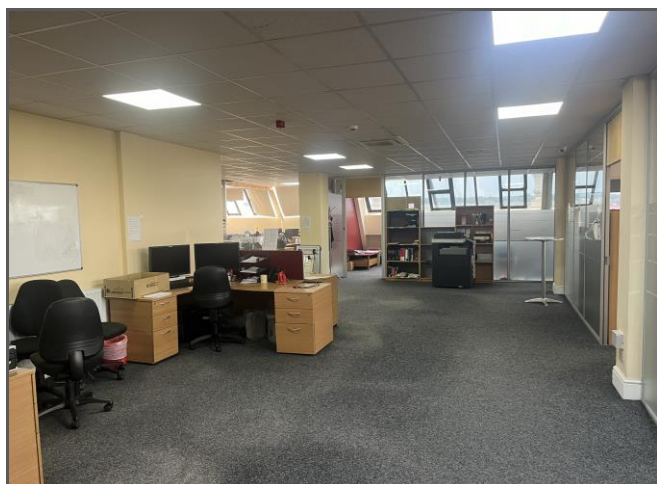
There are also two smaller suites available on the third floor.

The building is to undergo general refurbishment work and there is a café / bar on the ground floor.

## ACCOMMODATION

(All net areas are approximate)

<b>First Floor – Suite 1</b>	<b>7,129 sq ft</b>	<b>662.3 sq m</b>
<b>Third Floor – Suite 2</b>	<b>614 sq ft</b>	<b>57.0 sq m</b>
<b>Third Floor – Suite 3</b>	<b>431 sq ft</b>	<b>40.0 sq m</b>



## RENT

We are quoting **£10 per sq ft** on an exclusive basis.

## VAT

VAT is payable.

## LEASE

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

## RATING

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

## ENERGY PERFORMANCE CERTIFICATE

Certificate available on request.

## LEGAL COSTS

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

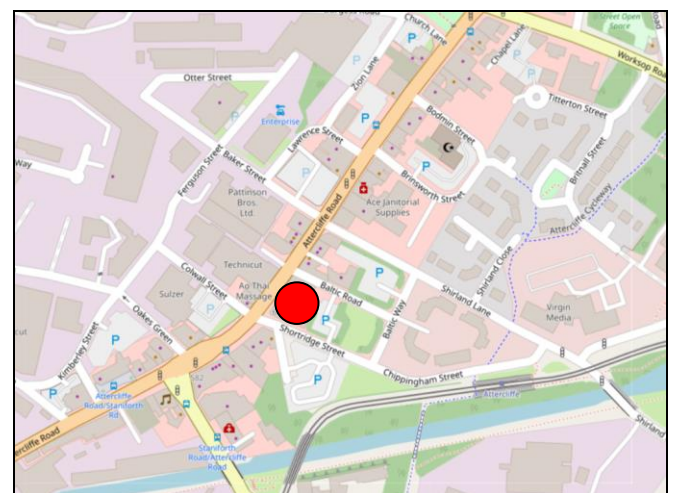
## VIEWING ARRANGEMENTS

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

**Tom Shelton - Crosthwaite Commercial**

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07738 335 482



**SUBJECT TO CONTRACT AND AVAILABILITY**  
**September 2024**