

Property Consultants



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

To Let

Hussar Court, Hillsborough Barracks, Penistone Road, Sheffield S6 2LR



- **Self-Contained Office Suite To Let in Hillsborough Barracks**
- **Ground and First Floor Office Space**
- **An Abundance of Visitor Car Parking Available on Site**
- **Unique Office in Sought After Location**
- **1,833 sq ft (170.4 sq m)**
- **Available as a Whole or on a Floor-by-Floor Basis**

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LOCATION

Hillsborough Barracks is situated in Hillsborough, north Sheffield, and can be accessed off either Penistone Road (A61) or Langsett Road and is the home of Morrisons and several other retail outlets.

The A61 is the main arterial route providing access into the city centre from north Sheffield and the premises benefit from excellent transport links with Hillsborough Supertram Stop and Bus Terminal being just outside the western entrance to the scheme.

There are excellent amenities for staff on the doorstep in the complex including Poundland, The Garrison Hotel, John Crawshaw Butchers, One Smile Dental, Barracks Lounge and Kitchen and several well-known charity shops. McDonalds and B&Q are also situated at the eastern entrance to the site.

DESCRIPTION

This is a unique development comprising of the old barracks which have been redeveloped into modern office and retail offerings.

Hussar Court is a self-contained office arranged across the ground and first floors. The space benefits from excellent natural light, unique features and kitchen and WC facilities. The space can be let as a whole or on a floor-by-floor basis.

There is a car park directly outside the building which has space for approximately 850 cars which is free to use for office occupiers and visitors.

ACCOMMODATION (Approx net internal areas)

Ground Floor	1,048 sq ft	97 sq m
First Floor	785 sq ft	73 sq m
Total	1,833 sq ft	170 sq m



RENT

We are quoting **£23,500 per annum.**

LEASE

The premises are available on a new lease with terms to be agreed.

RATING

Rateable Value on Application.

ENERGY PERFORMANCE CERTIFICATE

Certificate available on request.

LEGAL COSTS

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

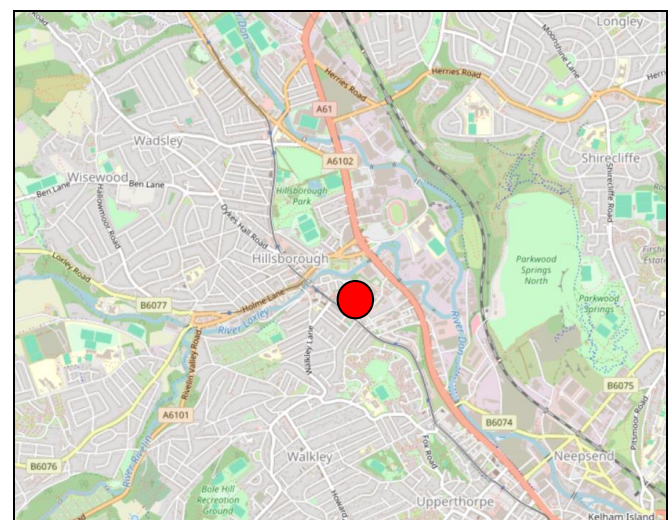
MONEY LAUNDERING

In order to comply with Money Laundering Regulations, ingoing tenants will be required to provide identification documentation.

VIEWING ARRANGEMENTS

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SUBJECT TO CONTRACT AND AVAILABILITY April 2025