

Unit 1, Daisy Spring Works,

330 Shalesmoor, Sheffield S3 8DW

PROMINENT OFFICE/LEISURE UNIT

LOCATED IN KELHAM ISLAND ON CITY FRINGE

SOUGHT AFTER URBAN LOCATION

5,500 SQ FT (515.6 SQ M)

SUITABLE FOR A VARIETY OF USES
(SUBJECT TO PLANNING)

MAY LET/MAY SPLIT

**FOR
SALE**





Location

Daisy Spring Works sits at the gateway to Kelham Island, which is an increasingly popular area for residential, leisure and office operators.

There has been a substantial amount of residential development in the area over recent years and little sign of this slowing - there are in excess of 4,000 residents in the immediate area

Occupiers in the area include The Grind Cafe, The Fat Cat, Stew and Oyster and the extremely popular Domo restaurant.

There is easy access to the Sheffield ring road and Shalesmoor Supertram stop is directly opposite the property.

Description

The premises briefly comprise a prominent corner unit on ground and basement levels with potential for glazed frontages to Shalesmoor, Dun Street and Cornish Street.

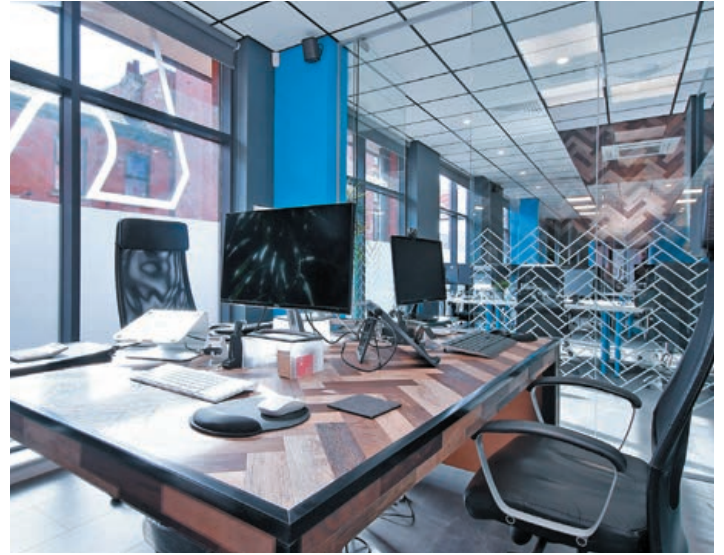
The unit is available for sale as a single unit, however consideration will be given letting the unit with potential to sub-dividing the premises into 2 or 3 smaller units.

The development benefits from excellent hi-speed fibre broadband direct to the building.

The premises are currently in shell condition.

Further details on request.





Images from Unit 2 Daisy Spring Works giving an example of potential office fit out

Accommodation

(All gross internal areas being approximate)

GROUND FLOOR	2,775 SQ FT	257.8 SQ M
BASEMENT	2,775 SQ FT	257.8 SQ M
TOTAL	5,550 SQ FT	515.6 SQ M

A car parking space is available in the basement car park.

Use

The premises have consent for use as a ground floor bar/restaurant (Use Class A3 - Food and Drink) although other uses including retail and office are considered appropriate, subject to planning.

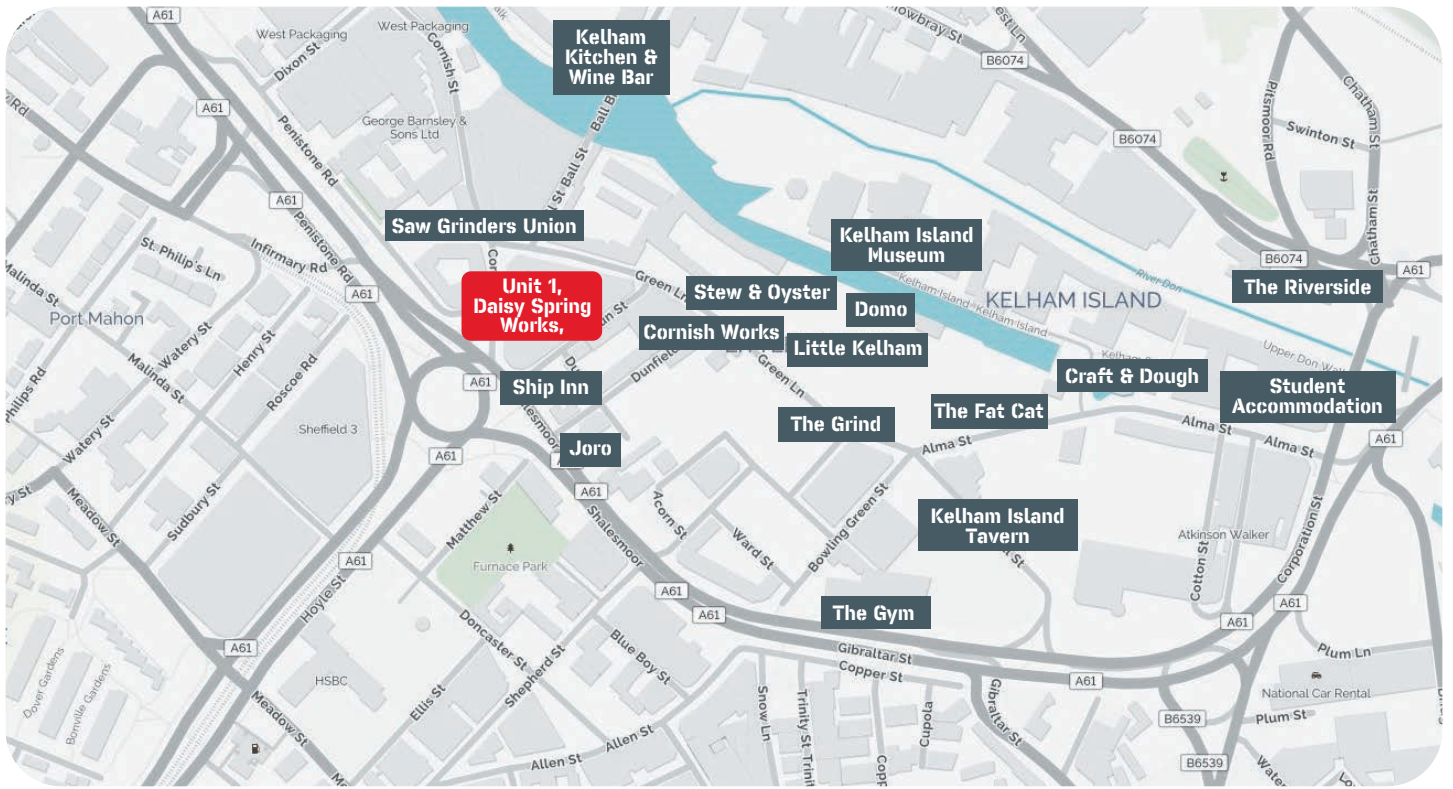
Rating

The premises have not yet been assessed for rating purposes.

Viewings

For any further information or to arrange a viewing, please contact the agent -

Tom Shelton, Crosthwaite Commercial -
07738 335482 - tom@crosthwaitecommercial.com



GROUND FLOOR



LOWER GROUND FLOOR

