

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

To Let

Third Floor, John Banner Building, Attercliffe Road,
Sheffield S9 3SH



- Office Suite To Let Within an Iconic Sheffield Building
- 7,129 sq ft (661.7 sq m) – **Can Split from 3,500 sq ft**
- Free Car Parking in the Immediate Vicinity
- Rent Only £7 Per 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

The office 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.

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

We can split the floor to offer two suites of approx. 3,500 sq ft.

ACCOMMODATION (Approx Net Areas)

Third Floor	7,129 sq ft	661.7 sq m
NB Can split from 3,500 sq ft		



RENT

We are quoting **£50,000 per annum** on an exclusive basis or **£25,000 per annum for the split option**.

VAT

VAT is payable.

LEASE

A new lease is available directly from the landlord on a term to be agreed.

RATING

The unit is rated as Office and Premises with a 2023 RV of £47,250.

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.

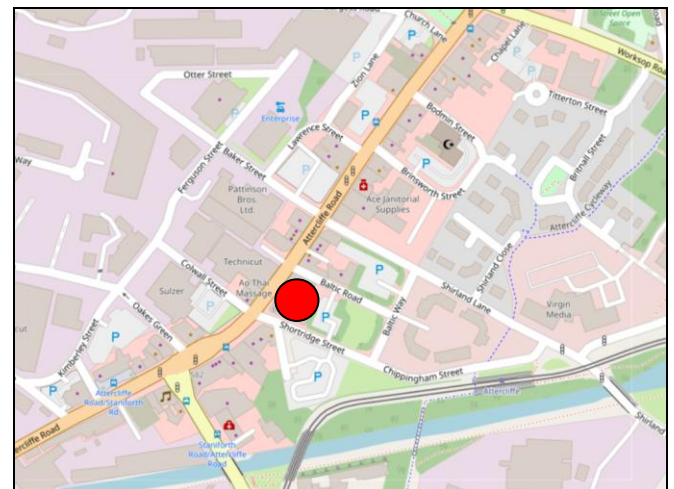
VIEWING ARRANGEMENTS

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

Tom Shelton - Crosthwaite Commercial

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SUBJECT TO CONTRACT AND AVAILABILITY
June 2025