

Property Consultants



Crosthwaite
COMMERCIAL

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

To Let

Hawk Works, 109 Mary Street, Sheffield S1 4RT



- **City Centre Self Contained Office Premises**
- **Located in Cultural Industrial Quarter**
- **Approximately Net Internal Area - 2,162 sq ft**
- **Four Designated Parking Spaces in a Secure Gated Car Park**
- **100% Business Rate Relief, Subject to Status**
- **To Let on a New Lease**

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LOCATION

Hawk Works are situated in the Cultural Industries Quarter on the southern edge of Sheffield City Centre, just inside Sheffield's inner ring road, close to the New Era Square development.

The location is within easy walking distance of Sheffield Hallam University as well as Sheffield Railway Station, Sheffield Bus Interchange, the prime shopping areas of The Moor and all the services and facilities of the city centre.

Over recent years the area has undergone substantial transformation with a number of buildings along Mary Street having been converted to private and student accommodation, as well as workshops & offices aimed at the cultural industries sector.

Occupiers in the vicinity include Triple Point Brewery, Via Moto and Decathlon.

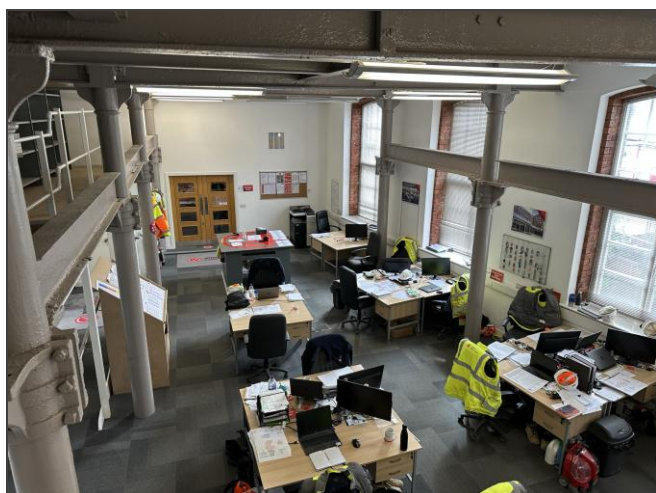
DESCRIPTION

The property comprises a ground floor self-contained office, with a large open plan desk space along with a generous meeting room. Along with a fitted kitchen/break out area, a shower and male & female WC's. There is a mezzanine which provides useful storage space. The offices have contemporary fittings within a sympathetically restored building retaining many of its original features.

There are four dedicated car parking spaces available in a secure gated car park.

ACCOMMODATION (Approx net internal areas)

Ground Floor	1,662 sq ft	154.4 sq m
Mezzanine	500 sq ft	46.5 sq m
Total	2,162 sq ft	200.9 sq m



RENT

Offers in the region of **£22,775** per annum are invited.

VAT will NOT be payable on the rent.

LEASE

The premises are offered on a new lease for a term to be agreed.

RATING

The premises are currently assessed for rates as follows: -

Store & Premises Rateable Value - £7,400

Subject to status 100% business rates relief will be applicable.

ENERGY PERFORMANCE CERTIFICATE

An EPC will be provided on request.

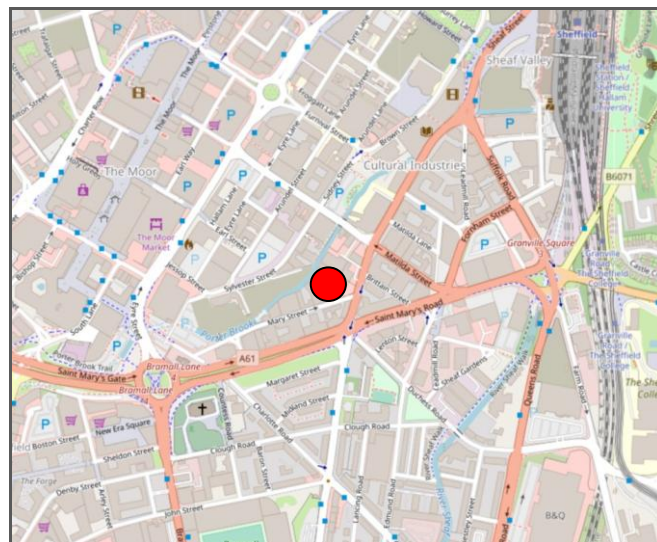
LEGAL COSTS

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

VIEWING ARRANGEMENTS

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SUBJECT TO CONTRACT & AVAILABILITY

June 2025