

Property Consultants



To Let

Cathedral Chambers, 18-24 Campo Lane,
Sheffield S1 2EF



- Excellent Self-Contained Office Building
- Popular City Centre Location in Cathedral Quarter
- 1,141 sq ft on 3 Floors plus Storage in Basement
- Prominent Window Frontage to Busy Street
- To Let on a New Lease

www.crosthwaitecommercial.com



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

LOCATION

The property is situated in a prominent location on Campo Lane to the rear of Sheffield Cathedral, in the heart of the professional district. The area is dominated by office users including solicitors, accountants, estate agents and financial practices, yet the prime shopping areas of Fargate and Orchard Square are only a short walk away.

DESCRIPTION

The property comprises a three storey office building with basement storage accommodation and has been refurbished to a good standard.

The property benefits from a large glazed frontage with central door, suspended ceilings, central heating, and data/power trunking. There is a WC on the first floor and a kitchen at second floor level.

ACCOMMODATION (Approx internal areas)

Ground Floor Offices	400 sq ft	37.2 sq m
First Floor Offices	373 sq ft	34.6 sq m
Second Floor Offices	368 sq ft	34.2 sq m
Basement Stores	418 sq ft	38.8 sq m
Total	1,559 sq ft	144.9 sq m

RATING

According to the 2023 Rating List on the Internet, the premises are assessed as follows: -

Offices & Premises Rateable Value £11,250

Subject to status, 100% small business rates relief may apply resulting in a nil charge.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 116 (Band E). A full EPC will be provided on request.



RENT

Rental offers in the region of **£19,500 per annum** are invited.

VAT

VAT will be charged on the rent.

LEASE

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

RENT DEPOSIT

A rent deposit maybe required as a bond over the term of the lease.

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

Viewing arrangements, or any further information, can be obtained from the sole agents detailed below:

Mark Holmes - Crosthwaite Commercial

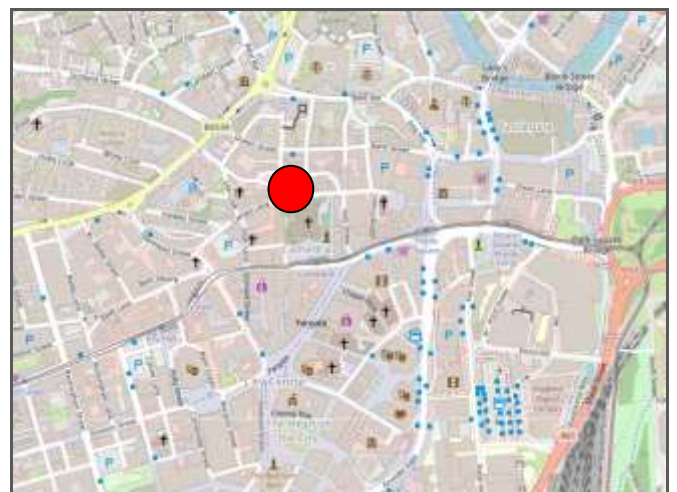
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SUBJECT TO CONTRACT & AVAILABILITY Updated January 2026