

Property Consultants



**Crosthwaite**  
**COMMERCIAL**

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

# To Let

**Office 1,192 Shoreham Street, Sheffield S1 4SQ**



- **Contemporary City Centre Offices**
- **Architectural Award Winning Building**
- **1,677 sq ft On Second & Third Floors + Roof Terraces**
- **Located in the Cultural Industries Quarter**
- **Available for Immediate Occupation**
- **Quoting £20,950 Per Annum**
- **To Let on a New Lease**

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## LOCATION

192 Shoreham Street is an attractive Victorian industrial brick building located in a prominent position at the junction of Shoreham Street and Mary Street in the heart of the Cultural Industries Quarter Conservation Area. The property's striking façade is highly visible from Sheffield's inner ring road (A61) and is situated in close proximity to a mix of new high quality residential and commercial developments. Sheffield Hallam University and the Train Station are both located within a short walk from the premises.

The Cultural Industries Quarter has developed into one of the most cosmopolitan and vibrant areas of the city centre and the whole area is steeped in history and character buildings with a vibrant mix of occupiers including the BBC, Red Tape Studios and the Showroom Cinema.

Directly opposite is Triple Point Brewery, a brewhouse, bar and eating place and the prime shopping areas of the Moor are within easy walking distance.

## DESCRIPTION

The former Carriage Works have been transformed to provide modern upper floor offices within a sympathetically restored building retaining many of its original features.

The offices are split level, linked with an internal staircase, and facilities include:

- Air conditioning
- Fitted kitchen
- Contemporary finishes
- Roof Terraces
- Intercom entry system
- Lift
- Carpeting
- LED lighting

## ACCOMMODATION (Approx net internal areas)

Second Floor	980 sq ft	91.1 sq m
Third Floor	695sq ft	64.6 sq m
<b>Total</b>	<b>1,676 sq ft</b>	<b>155.8 sq m</b>

## RATING

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

Office & Premises      Rateable Value £18,000

## ENERGY PERFORMANCE CERTIFICATE

A full EPC will be provided on request.

## RENT

Rental offers in the region of **£20,950 per annum** exclusive are invited. VAT will be payable on the rent.

## LEASE

The premises are available to let by way of a new full repairing and insuring lease.

## SERVICE CHARGE

A service charge will be payable. This is currently around £850 pa (£0.74 psf) together with a buildings insurance charge of £450 pa, both plus VAT.

## RENT DEPOSIT

A rent deposit may be held 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.

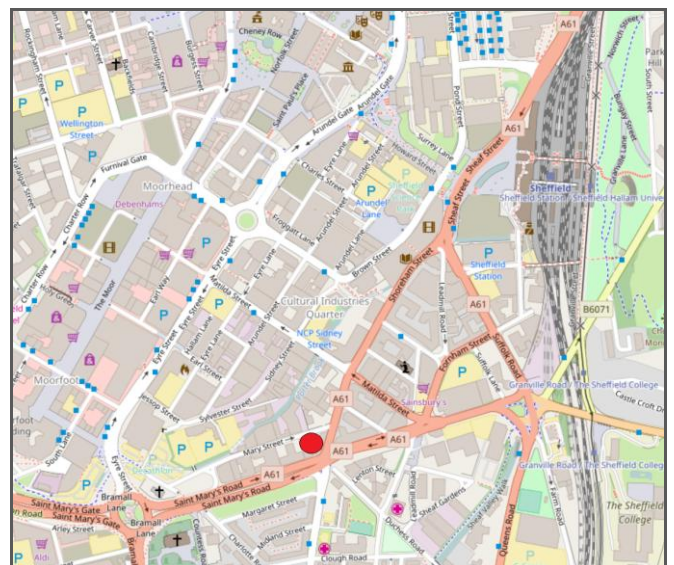
## VIEWING ARRANGEMENTS

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

**Mark Holmes - Crosthwaite Commercial**

[mark@crosthwaitecommercial.com](mailto:mark@crosthwaitecommercial.com)

**07738 275 226**



**SUBJECT TO CONTRACT AND AVAILABILITY**

**October 2025**