

Property Consultants



Crosthwaite
COMMERCIAL

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

To Let

Blenheim Reach, 861 Ecclesall Road, Sheffield S11 8TH



- **Sixth Floor Office/Studio Space**
- **Excellent Location Close to Ecclesall Road**
- **Suites Available – 151 – 582 sq ft**
- **Available for Immediate Occupation**
- **To Let on a New Lease**

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LOCATION

Blenheim Reach is located just off Ecclesall Road, close to Banner Cross. Within the Blenheim Reach development there is the recently opened Bistro Bar alongside the Style Bar. Other occupiers on the estate include a nursery, Prime Bathroom Showroom and Physio & Yoga users.

The premises are located towards the southern end of Ecclesall Road opposite Greystones Road, within scheme as having Co-Op Supermarket, Redbrik Estate Agents and Kitchen Craft Design. Other multiple retailers nearby include Sainsbury's Local and Lloyds Pharmacy.

DESCRIPTION

The property comprises sixth floor office studios, offering boutique accommodation in south west Sheffield, with spectacular views across Sheffield – 1 suite currently available.

ACCOMMODATION (Approx net internal areas)

F2 – Suite 2	280 sq ft	26.0 sq m
F3 – Suite 3	151 sq ft	14.0 sq m
F4 – Suite 1	151 sq ft	14.0 sq m
Total	582 sq ft	54.0 sq m

RATING

Available upon request.



RENT

F2 – Suite 2 - £4,200 + VAT per annum

F3 – Suite 3 – £3,024 + VAT per annum

F4 – Suite 1 - £3,024 + VAT per annum

Please note that the rents exclude business rates, VAT and IT/WiFi. Electricity metres are read at regular intervals, and electricity is therefore recharged on an "actual usage" basis, plus a monthly basic fee.

SERVICE CHARGE

A service charge will be payable:

F2 – Suite 2 - £1,680 + VAT per annum

F3 – Suite 3 - £906 + VAT per annum

F4 – Suite 1 - £906 + VAT per annum

RENT DEPOSIT

A rent deposit may be held as a bond over the term of the lease.

ENERGY PERFORMANCE CERTIFICATE

78 – D. A full EPC will be provided on request.

MONEY LAUNDERING

To comply with Money Laundering Regulations, purchasers will be required to provide identification documentation together with confirmation of the source of funding. Further details on request.

VIEWING ARRANGEMENTS

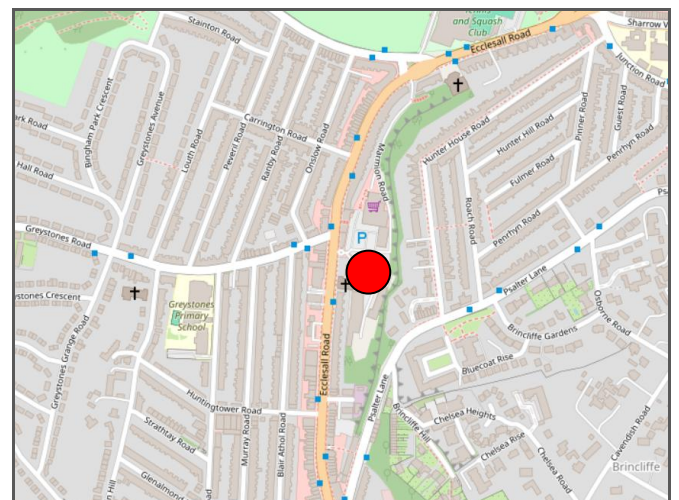
Viewing arrangements, and any further information, can be obtained from the agents detailed below.

Mark Holmes - Crosthwaite Commercial

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07738 275 226

Or joint agents Colloco



SUBJECT TO CONTRACT AND AVAILABILITY April 2026