

Property Consultants



**Crosthwaite**  
**COMMERCIAL**

**T 0114 272 3888**

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

# To Let

**Blenheim Reach, 861 Ecclesall Road, Sheffield S11 8TH**



- **Fourth Floor Office/Studio Space**
- **Excellent Location Close to Ecclesall Road**
- **Two Suites Available - 133 sq ft & 715 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 fourth floor office studios, offering boutique accommodation in south west Sheffield, with spectacular views across Sheffield - 2 suites currently available.

## ACCOMMODATION (Approx net internal areas)

Office 2	133 sq ft	12.4 sq m
Office 5&6	715 sq ft	66.4 sq m
<b>Total</b>	<b>848 sq ft</b>	<b>78.8 sq m</b>

## RATING

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

### Office 2:

Office & Premises      Rateable Value £1,900  
(2026 RV: £2,100)

### Office 5&6

Office & Premises      Rateable Value £7,600  
(2026 RV: £8,600)

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



## RENT

**Office 2 - £1,862 per annum**

**Office 5&6 - £10,010 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.

## LEASE

The premises are available to let on new full repairing and insuring leases for terms to be agreed.

## SERVICE CHARGE

A service charge will be payable:

Office 2 - £739.48 per annum.

Office 5&6 - £3,975.40 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.

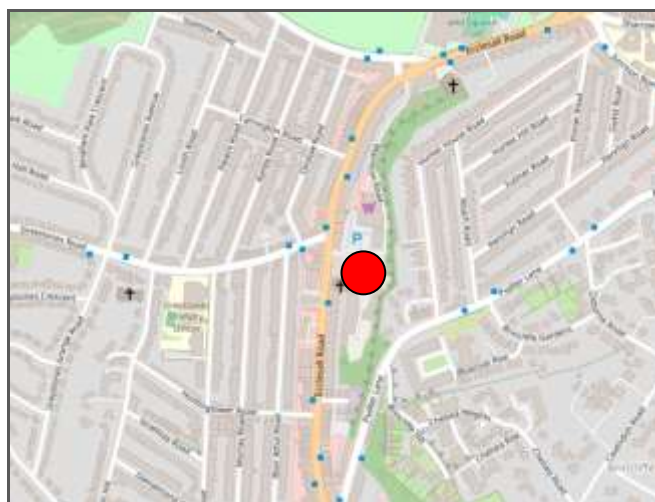
## VIEWING ARRANGEMENTS

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

**Mark Holmes - Crosthwaite Commercial**

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

**07738 275 226**



SUBJECT TO CONTRACT AND AVAILABILITY December 2025