

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



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

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.

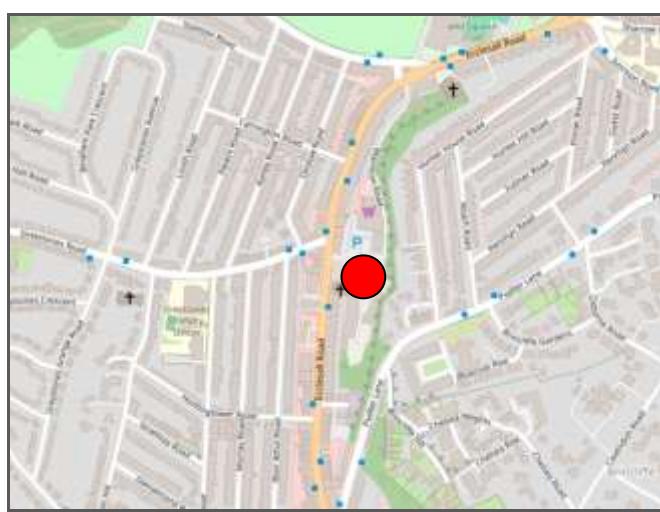
MONEY LAUNDERING

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



SUBJECT TO CONTRACT AND AVAILABILITY December 2025

