

Property Consultants



# To Let

The Edge, Hillsborough Barracks, Penistone Road,  
Sheffield S6 2LR



- Refurbished Office Suites To Let in Hillsborough Barracks
- Four Suites of 442 sq ft, 496 sq ft, 675 sq ft & 680 sq ft
- An Abundance of Visitor Car Parking Available on Site
- Shared Kitchen and Shower Facilities

[www.crosthwaitecommercial.com](http://www.crosthwaitecommercial.com)

## LOCATION

Hillsborough Barracks is situated in Hillsborough, north Sheffield, and can be accessed off either Penistone Road (A61) or Langsett Road and is the home of Morrisons and several other retail outlets.

The A61 is the main arterial route providing access into the city centre from north Sheffield and the premises benefit from excellent transport links with Hillsborough Supertram Stop and Bus Terminal being just outside the western entrance to the scheme.

There are excellent amenities for staff on the doorstep in the complex including Poundland, The Garrison Hotel, John Crawshaw Butchers, One Smile Dental, Barracks Lounge and Kitchen and several well-known charity shops. McDonalds and B&Q are also situated at the eastern entrance to the site.

## DESCRIPTION

This is a unique development comprising of the old barracks which have been redeveloped into modern office and retail offerings.

The Edge has been recently refurbished and offers a range of office suites on the first floor of the building. There is a passenger lift, shower facilities and a large shared kitchen.

The office space has been redecorated and benefits from LED lighting.

There is a car park directly outside the building which has space for approximately 850 cars which is free to use for office occupiers and visitors.

## ACCOMMODATION (Approx net internal areas)

<b>Suite 3</b>	680 sq ft	63.2 sq m
<b>Suite 4</b>	675 sq ft	62.8 sq m
<b>Suite 5</b>	496 sq ft	46.1 sq m
<b>Suite 6</b>	442 sq ft	41.1 sq m
<b>Total</b>	<b>1,613 sq ft</b>	<b>150 sq m</b>



## RENT

<b>Suite 3</b>	<b>£9,500 pa</b>
<b>Suite 4</b>	<b>£9,500 pa</b>
<b>Suite 5</b>	<b>NOW LET</b>
<b>Suite 6</b>	<b>NOW LET</b>

## LEASE

The premises are available on a new lease with terms to be agreed.

## RATING

Rates information available on request.

## ENERGY PERFORMANCE CERTIFICATE

The suites all have an EPC Rating 'D'. Certificates available on request.

## SERVICE CHARGE

A service charge will be payable on the suites. Figure available on request.

## LEGAL COSTS

Each party are to be responsible for the payment of their own legal fees in connection with this transaction.

## VIEWING ARRANGEMENTS

**Tom Shelton - Crosthwaite Commercial**

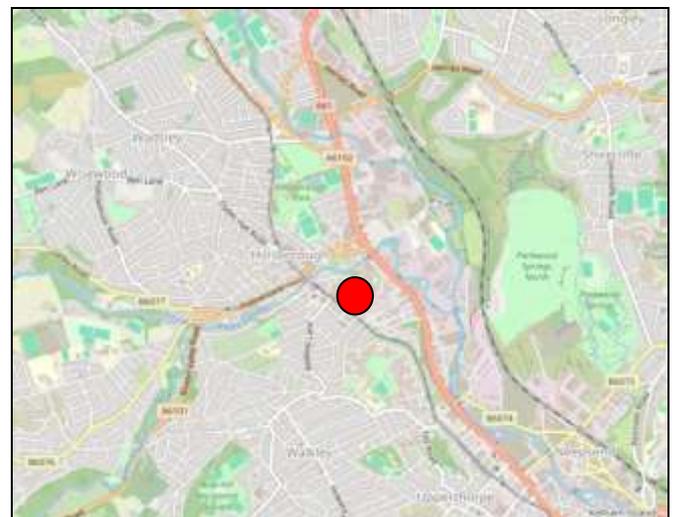
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SUBJECT TO CONTRACT AND AVAILABILITY

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