

Property Consultants



T 0114 272 3888

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

To Let

2a Kenwood Road, Sheffield, S7 1NP



- **Suburban Office/Studio Space**
- **Popular Location Close to Ecclesall & Sharrow Vale Road**
- **Two Storey Self Contained Accommodation With Parking**
- **610 Sq Ft Unit**
- **Immediately Available**
- **To Let On a New Lease**



**Crosthwaite
COMMERCIAL**

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LOCATION

The property is accessed off Psalter Lane close to its junction with Cemetery Road, Sharrow Lane and Sharrow Vale Road, 2 miles from Sheffield city centre.

The premises are a short walk to Sharrow Vale Road close to the exciting new Dyson Place development, which comprises of a vibrant mix of retail/restaurant/café occupiers including Iberico and Cornerstone, alongside offices and apartments. Other occupiers on the vibrant Sharrow Vale Road include Tonco Bakery, Two Steps, Corner Store amongst others.

DESCRIPTION

The premises comprise a self contained two storey unit. The ground floor is a light and airy open plan space with Kitchen & WC Facilities. There is first floor provides more private desk space and storage.

There is a private yard to the front, accessed from Psalter Lane, offers car parking for 3-4 vehicles subject to double parking.

ACCOMMODATION (Approx internal areas)

Ground Floor	378 sq ft	35.1 sq m
First Floor	233 sq ft	21.7 sq m
Total	611 sq ft	56.8 sq m



PLANNING

The premises benefit from an E class planning consent. This allows the premises to be used for D1 (clinics, health centre uses), A2 (professional services), and B1 (Offices) without the need for a change of use.

Other uses may be considered subject to planning.

LEASE

The premises are available on a new lease directly from the landlord with terms to be agreed.

RENT

£12,000 per annum (£1,000 per calendar month), inclusive of service charge.

RATES

The current rating assessments are: -

Office & Premises R.V. £5,200

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

EPC

An EPC certificate is available on request.

RENT DEPOSIT

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

VIEWING ARRANGEMENTS

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

Mark Holmes – Crosthwaite Commercial

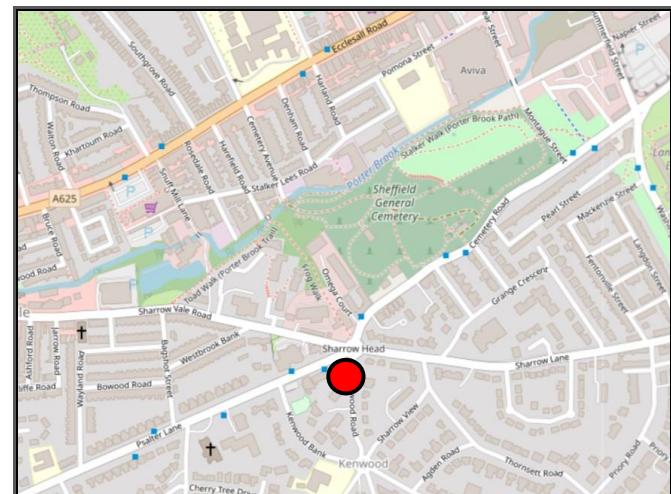
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SUBJECT TO CONTRACT AND AVAILABILITY

January 2026