

Property Consultants



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

# To Let

**Meersbrook Centre, 19 Valley Road, Sheffield S8 9FT**



- Office Space on Flexible Terms
- Convenient Location close to Sheffield City Centre
- Suites from 250 – 977 sq ft - Net Internal Area
- Available Separately or Multiple Together
- Rents from £250 pcm
- Immediately Available

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

## LOCATION

Located within the established Meersbrook district of south Sheffield, Meersbrook Centre (19 Valley Road, S8 9FT) benefits from a highly accessible position just off the A61 Chesterfield Road, providing direct links north into Sheffield City Centre and south towards Dronfield and Chesterfield.

## DESCRIPTION

The property comprises a characterful former toolmaker's building which has since been sensitively repurposed to provide multiple, well-presented commercial office suites. The building retains a number of attractive period features consistent with its heritage, while offering practical, modern workspace accommodation suitable for a range of occupiers.

Internally, the suites benefit from good levels of natural light, an appealing working environment with access via a communal core including lift and staircase.

There is on the road ample free car parking.

## ACCOMMODATION (Approx net internal areas)

<b>105 (FF)</b>	<b>977 sq ft</b>	<b>90.7 sq m</b>
<b>202 (SF)</b>	<b>640 sq ft</b>	<b>59.4 sq m</b>
<b>206 (SF)</b>	<b>250 sq ft</b>	<b>23.2 sq m</b>



## ENERGY PERFORMANCE CERTIFICATE

A full EPC is available on request.

## RENT

<b>105 (FF)</b>	<b>£850 pcm</b>
<b>202 (SF)</b>	<b>£575 pcm</b>
<b>206 (SF)</b>	<b>£250 pcm</b>

The rent excludes utilities (gas central heating & electricity), maintenance & management of the building. This information is available upon request.

## TENANCIES

Flexible, leases are available for a minimum term of 1 year. Occupiers are able to vacate upon three months' notice thereafter. There will be a small administration charge on completion of the occupational agreement.

## RATING ASSESSMENT

100% small business rates relief should be available, subject to status.

## VIEWING ARRANGEMENTS

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

**Mark Holmes - Crosthwaite Commercial**

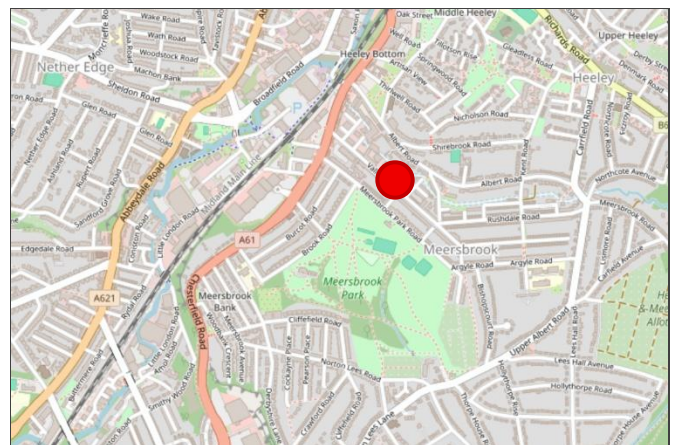
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**SUBJECT TO CONTRACT AND AVAILABILITY April 2026**