

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 640 – 977 sq ft - Net Internal Area
- Available Separately or Multiple Together
- Rents from £575 cm
- Immediately Available

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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)

105 (FF)	977 sq ft	90.7 sq m
202 (SF)	640 sq ft	59.4 sq m



ENERGY PERFORMANCE CERTIFICATE

A full EPC is available on request.

RENT

105 (FF)	£850 pcm
202 (SF)	£575 pcm

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

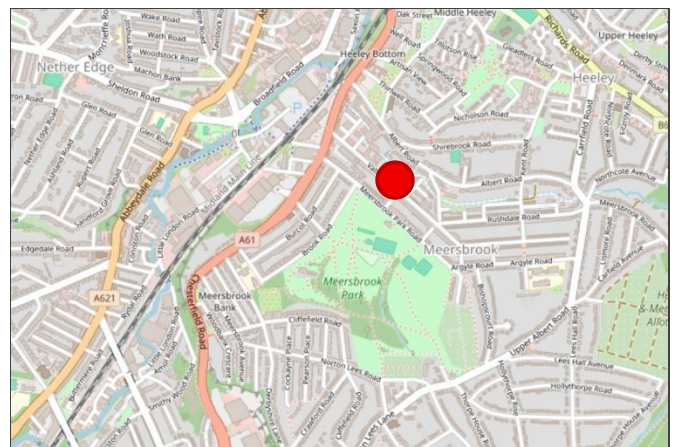
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SUBJECT TO CONTRACT AND AVAILABILITY June 2026