

Property Consultants



T 0114 272 3888

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

To Let

Meersbrook Centre, 19 Valley Road, Sheffield S8 9FT



- Office Space on Flexible Terms
- Great Location in Popular Residential Area
- Convenient Location Accessed Off Chesterfield Road
- Suites from 250 – 977 sq ft – Available
- Available as a Whole or Separately
- Rents from £250 pcm
- Immediately Available



**Crostthwaite
COMMERCIAL**

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LOCATION

The property is located on Valley Road, in the Meersbrook suburb of Sheffield. This is a popular residential area with good access onto Chesterfield Road (A61), which receives a large amount of footfall and passing traffic providing direct links north into Sheffield City Centre and south towards Dronfield and Chesterfield.

Sheffield City Centre is approximately 1.5 miles to the north. Nearby occupiers include Premier, Lidl and B&M. Meersbrook Park is a short walk from the property.

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 ample free car parking on Valley Road.

ACCOMMODATION (Approx net internal areas)

105 (First Floor)	977 sq ft	90.7 sq m
110 (First Floor)	460 sq ft	42.7 sq m
202 (Second Floor)	640 sq ft	59.4 sq m
206 (Second Floor)	250 sq ft	23.2 sq m

Please contact the agents requiring your requirements.



ENERGY PERFORMANCE CERTIFICATE

A full EPC is available on request.

RENT

105 (First Floor)	£850 pcm
110 (First Floor)	£433 pcm
202 (Second Floor)	£575 pcm
206 (Second Floor)	£250 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 February 2026