

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

To Let

9 Dyson Place, Sharrow Vale, Sheffield S11 8XX



- Upper Floor Office/Studio Space
- Unique Opportunity Within Dyson Place Development
- 969 sq ft On First & Second Floors + Roof Terraces
- Popular Location Off Sharrow Vale Road
- Available From August 2026
- Quoting £19,750 Per Annum
- To Let on a New Lease

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LOCATION

Dyson Place is a new courtyard scheme approached from Sharrow Vale Road with an access between J.H. Mann Fishmongers and The Mediterranean Restaurant.

Sharrow Vale is a sought-after south Sheffield suburb with a mixed community and Sharrow Vale Road is a vibrant and popular retail/leisure destination due to its variety of independent shops and eateries and its proximity to Ecclesall Road.

Other occupiers within the Dyson Place scheme include Cornerstone, Iberico, The Nook, Club Rackets, Inov8, Pellizco and 6 1/2.

DESCRIPTION

9 Dyson Place have been transformed to provide modern upper floor offices within a sympathetically restored building.

The offices are split level, linked with an internal staircase, and facilities include:

- Fitted kitchen
- Contemporary finishes
- Roof Terraces
- Intercom entry system
- WC'S & Showers
- Carpeting
- LED lighting

ACCOMMODATION (Approx net internal areas)

Total 969 sq ft 90.02 sq m



ENERGY PERFORMANCE CERTIFICATE

The Property has a rating of C. A full EPC will be provided on request.

RENT

Rental offers in the region of **£19,750 per annum** exclusive are invited. VAT will be payable on the rent.

LEASE

The premises are available to let by way of a new full repairing and insuring lease. The current leases expires August 2026, although earlier occupation maybe available through negotiation.

SERVICE CHARGE

A service charge will be payable. This is currently around £1,287 per annum plus VAT.

RATING

According to the 2026 Rating List on the Internet, the premises are assessed as follows: -

Office & Premises Rateable Value £11,000

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

RENT DEPOSIT

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

LEGAL COSTS

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

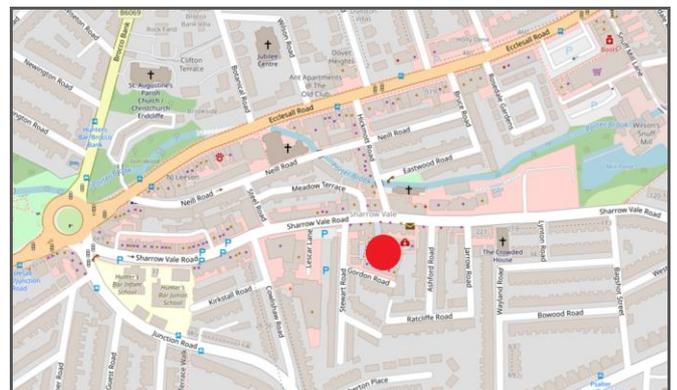
VIEWING ARRANGEMENTS

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

Mark Holmes - Crosthwaite Commercial

mark@crosthwaitecommercial.com

07738 275 226



SUBJECT TO CONTRACT AND AVAILABILITY March 2026

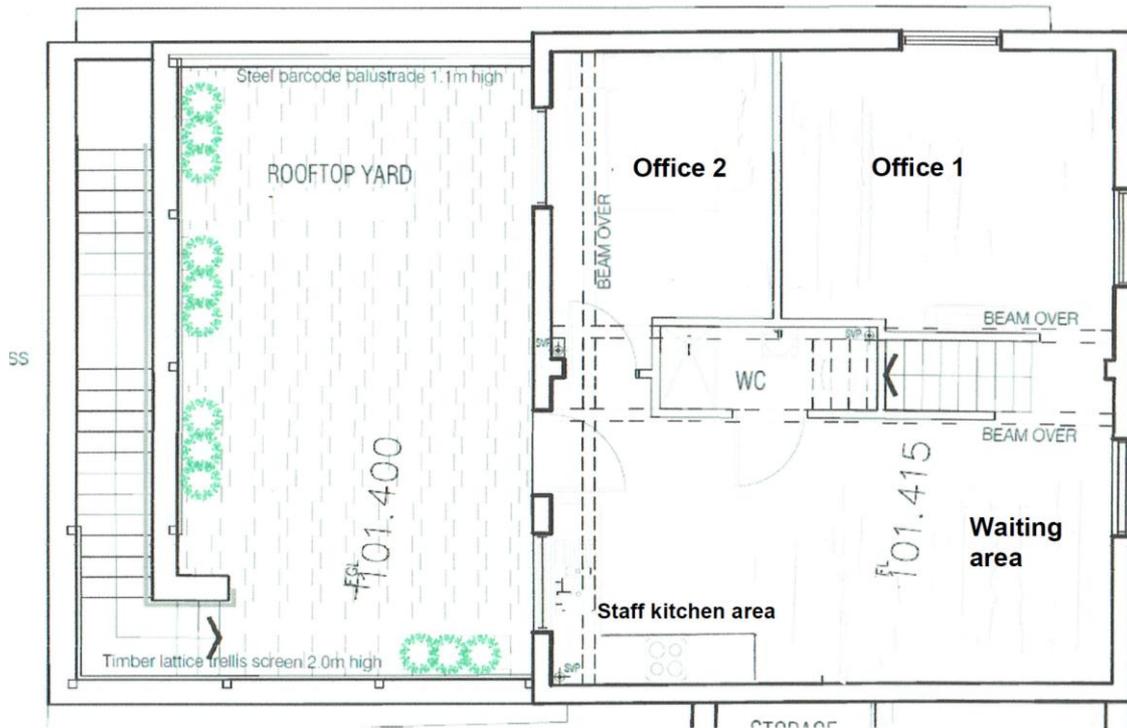


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First Floor Plan



Second Floor Plan

