

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

To Let

51 Attercliffe Common, Sheffield S9 2AE



- **Detached Office Accommodation To Let**
- **Prominent Location Fronting Attercliffe Common**
- **Attercliffe to Benefit From Considerable Levelling Up Funding (LUF)**
- **Demised Car Parking Available**
- **Floor Splits Available Ranging From 2,143 sq ft - 6,729 sq ft**

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LOCATION

The building is on Attercliffe Common within the Lower Don Valley area of Sheffield. Newhall Road links to Attercliffe Common, which provides access to both Sheffield City Centre (3.3 miles to the south-west) and also Junction 34 of the M1 Motorway (1.7 miles to the north-east).

The surrounding area comprises of a mix of retail on Attercliffe Road, whilst Newhall Road is a prominent industrial location. There are also various sports and educational facilities within the immediate area, including the English Institute of Sport and UTC Sheffield Olympic Legacy Park.

The area has improved in recent years, particularly as a result of the aforementioned Olympic Legacy Park, a development by Scarborough Group in partnership with Sheffield City Council along with a number of other stakeholders.

Attercliffe has been allocated £17 million from the Government's Levelling Up Fund (LUF). In addition, Citu are to build over 1,000 dwellings at Attercliffe Waterside which adjoins the site which will also be the home to several commercial occupiers which will provide further amenities to the area and improve it massively.

DESCRIPTION

The property consists of a two-storey office building with an industrial warehouse unit to the rear.

The office accommodation incorporates numerous small private office rooms along with larger open plan office areas on both the ground and first floor. The premises are serviced by WCs and Kitchens on both floors. The warehouse is situated on the rear of the building and can be accessed either through the main building or through a full height roller shutter externally. The property can be split to suit and occupier's requirements.

There is a car park to the rear, accessed from a shared driveway.

ACCOMMODATION (All areas are approximate)

Warehouse	1,453 sq ft	135.0 sq m
Ground Floor	3,132 sq ft	291.0 sq m
First Floor	2,143 sq ft	199.1 sq m
Total	6,729 sq ft	625.1 sq m

ENERGY PERFORMANCE CERTIFICATE

83 – Band D. Certificate available on request.

RENT

Price on Application.

VAT

If applicable, VAT will be paid at the prevailing rate.

LEASE

A new lease is available directly from the landlord for a term by arrangement.

RATING

The 2026 rating assessment is: -

Ground Floor – Workshop & Premises R.V. £17,750

First Floor – Offices & Premises R.V. £19,750

Interested parties are invited to make their own enquiries with the relevant authority.

MONEY LAUNDERING

In order to comply with Money Laundering Regulations, incoming tenants will be required to provide identification documentation.

LEGAL COSTS

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

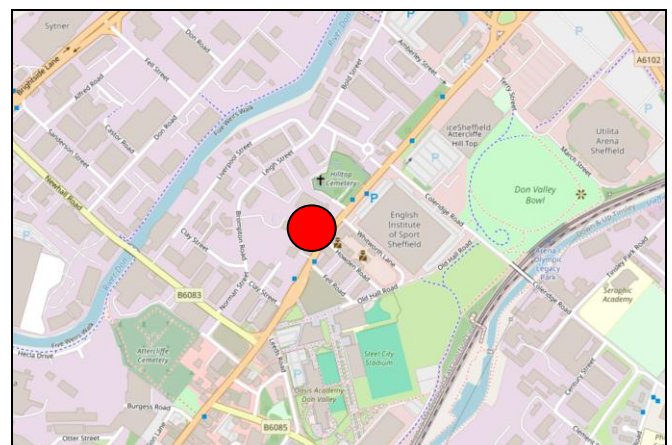
VIEWING ARRANGEMENTS

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

Mark Holmes - Crosthwaite Commercial

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07738 275 226



SUBJECT TO CONTRACT AND AVAILABILITY

April 2026