

Property Consultants



To Let

Portergate House, 257 Ecclesall Rd, Sheffield, S11 8NX



- **Preliminary Details**
- Landmark Office Building – Currently Being Refurbished
- Popular Location on Ecclesall Road
- Ample Onsite Secure Parking and Cycle Storage
- Small Suites From 344 Sq ft Up to 17,608 sq ft
- To Let on a New Lease

www.crosthwaitecommercial.com



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

LOCATION

The property is prominently situated fronting Ecclesall Road (A625), one of Sheffield's busiest arterial routes linking the south-west suburbs with Sheffield City Centre. Ecclesall Road is a well-established commercial and leisure destination, home to a wide range of national and independent retailers, bars.

The property benefits from excellent visibility to passing traffic and strong footfall, with Sheffield Hallam University Collegiate Campus, Sheffield Botanical Gardens, and Endcliffe Park all in close proximity.

DESCRIPTION

Currently going under Refurbishment Portergate will provide a variety of options for occupiers. The newly refurbished reception leads to a Ground Floor suite.

The 2nd floor will offer a flexible small suites scheme allowing tenants to grow within the building. There will also be meeting rooms along with communal kitchen area/break out space.

This flexible and contemporary workspace benefits from excellent natural light, a manned reception area, and a high-quality internal specification. The property is fully DDA compliant with two lifts.

Communal and reception areas are currently being refurbished to provide an improved and well-maintained environment for occupiers.

Externally, the property benefits from on-site parking and secure cycle storage.

ACCOMMODATION (Approx internal areas)

Ground Floor – E2	3,832 sq ft	404 sq m
2 nd Floor – E1	344 sq ft	32 sq m
3 rd Floor – E2	614 sq ft	57 sq m
4 th Floor – E3	1,184 sq ft	110 sq m
5 th Floor – E4	398 sq ft	37 sq m
6 th Floor – E5	398 sq ft	37 sq m
7 th Floor – E6	409 sq ft	38 sq m
8 th Floor – E7	506 sq ft	47 sq m
9 th Floor – E8	592 sq ft	55 sq m
10 th Floor – E9	1,152 sq ft	107 sq m
11 th Floor – E10	1,356 sq ft	126 sq m
2 nd Floor – West Wing	6,823 sq ft	636 sq m
Total	17,608 sq ft	1,638 sq m

Please contact the agents to discuss your exact requirements.

RENT

2 nd Floor – E1	£6,210 pa
3 rd Floor – E2	£11,034 pa
4 th Floor – E3	£24,568 pa
5 th Floor – E4	£7,164 pa
6 th Floor – E5	£7,164 pa
7 th Floor – E6	£7,362 pa
8 th Floor – E7	£9,090 pa
9 th Floor – E8	£10,656 pa
10 th Floor – E9	£23,884 pa
11 th Floor – E10	29,405 pa

The rent includes service charge, electricity and business rates.

LEASE

The premises are available on a new lease for a term to be agreed.

USE

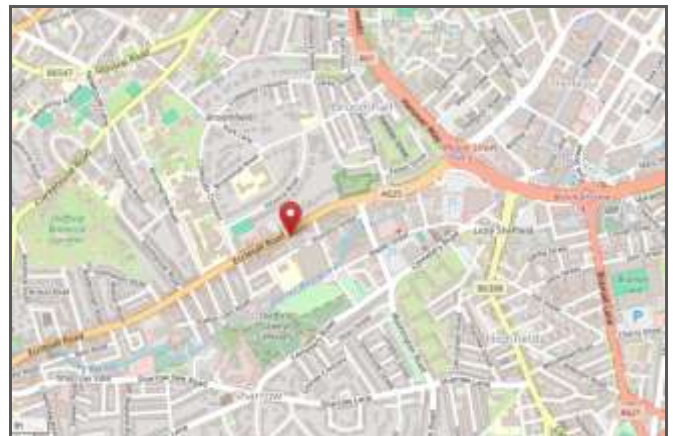
The premises currently benefit from an 'E' use class, which includes retail, studio, medical and professional services.

VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agents detailed below:

Mark Holmes - Crosthwaite Commercial
mark@crosthwaitecommercial.com
07738 275 226

Charlie Appleyard – Crosthwaite Commercial
Charlie@crosthwaitecommercial.com
07852 195 089



SUBJECT TO CONTRACT & AVAILABILITY April 2026