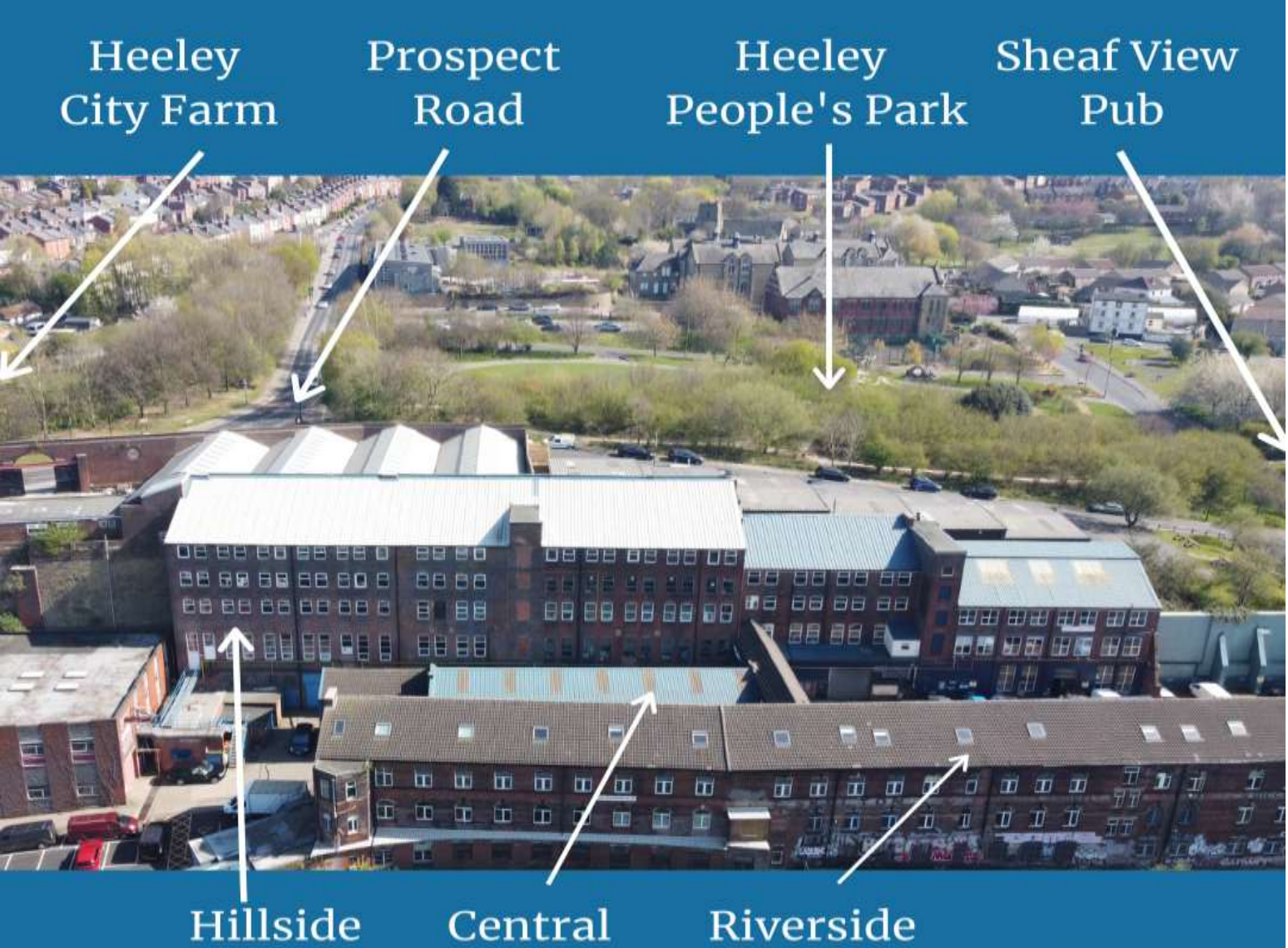


Property Consultants



To Let

Sheaf Bank Business Park, Sheffield S2 3EN



- Office/Studio Space on Flexible Terms
- Convenient Location close to Sheffield City Centre
- Suites from 110 – 600 sq ft
- Available Separately or Potential To Combine
- Rents from £230 pcm
- Immediately Available

LOCATION

Sheaf Bank Business Park is located on Prospect Road in Heeley, an established commercial area approximately 2 miles south-east of Sheffield City Centre. The property occupies a convenient position within a well-known business park environment.

The location benefits from excellent connectivity, with Queens Road (A61) nearby providing a direct route into Sheffield City Centre and south towards Chesterfield and the motorway network. Junction 33 of the M1 Motorway is also easily accessible via Sheffield Parkway.

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.

Internally, the suites benefit from good levels of natural light, an appealing working environment and all units are also connected for Virgin Fibre superfast broadband

There is on the ample pay and display car parking.

ACCOMMODATION (Approx net internal areas)

R6b (FF)	277 sq ft	25.7 sq m
R6c (FF)	238 sq ft	22.1 sq m
R6d (FF)	338 sq ft	31.4 sq m
R6e (FF)	110 sq ft	23.2 sq m
R6f (FF)	337 sq ft	31.3 sq m
R7i (FF)	397 sq ft	36.8 sq m
R8c (SF)	600 sq ft	55.7 sq m
Total	2,297 Sq ft	226.2 Sq m



ENERGY PERFORMANCE CERTIFICATE

A full EPC is available on request.

RENT

R6b (FF)	£533.42 pcm
R6c (FF)	£458.32 pcm
R6d (FF)	£662.81 pcm
R6e (FF)	£230.15 pcm
R6f (FF)	£620.91 pcm
R7i (FF)	£674.70 pcm
R8c (SF)	£533.67 pcm

The rent includes service charge, maintenance & management of the building but excludes utilities (gas central heating & electricity).

TENANCIES

Flexible, leases are available for a minimum term of 1 year. Please contact the agents requiring your requirements.

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

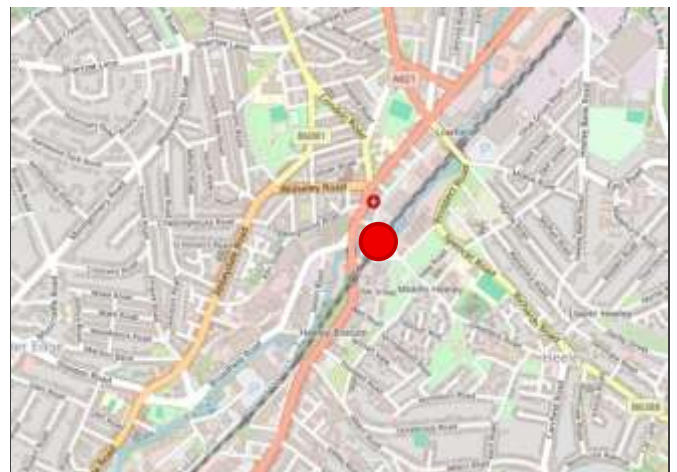
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SUBJECT TO CONTRACT AND AVAILABILITY

April 2026