

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

To Let

7B Leopold Square, Sheffield, S1 2JG



- **Preliminary Details**
- Self Contained Office/Leisure/Studio Space
- Prime Central Location Overlooking Leopold Square
- 3,258 sq ft NIA
- Suitable for a Variety Of Uses (Subject to Planning)
- Available for Immediate Occupation
- To Let on a New Lease

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LOCATION

The property occupies a prominent position within the Central Business District overlooking both West Street and the popular Leopold Square with its hospitality offer. It is well placed for public transport including bus and Supertram and is close to both street and multi storey car parking.

Leopold Square provides an oasis within the city and has hospitality on offer including the Leopold Hotel, Cubanas, Zizi Pizza, Wagamamas and Pho. Close by is also All Bar One, Manahatta and Pitcher & Piano.

The location is on the doorstep of both Fargate and Pinstone Street, leading to The Moor, so well placed for retail. Nearby are Tesco Express, M&S, Costa Coffee, Café Nero and 200 Degrees.

The property can be approached from West Street at the junction with Leopold Street by either walking up West Street, the property is then on the left, or cutting into Leopold Square and the office premises are located on the top floor above Zizzis.

DESCRIPTION

This self-contained suite has its own dedicated entrance at Ground Floor at the junction to Leopold Square and West Street.

The offices are predominantly open plan with full height glazing and benefit from the following specification:

- Comfort Cooling
- Fitted kitchen
- Contemporary finishes
- Partitioned Meeting Room
- DDA Compliant
- Raised Access Floors
- Intercom entry system
- Lift
- Carpeting
- LED lighting

ACCOMMODATION (Approx net internal areas)

First Floor Total 3,258 sq ft 302.7 sq m

RATING

The premises are assessed as follows: -

Office & Premises Rateable Value £58,500

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of E (111)

TERMS

The property is available to let on a new lease at a rent of **£15.00 per sq ft** per annum exclusive, i.e. £48,870 per annum exclusive on terms to be negotiated.

LEASE

The premises are available to let by way of a new full repairing and insuring lease.

SERVICE CHARGE

There is a service charge for both the building and wider estate.

LEGAL COSTS

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

MONEY LAUNDERING

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

VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the joint agents detailed below.

Tom Shelton - Crosthwaite Commercial

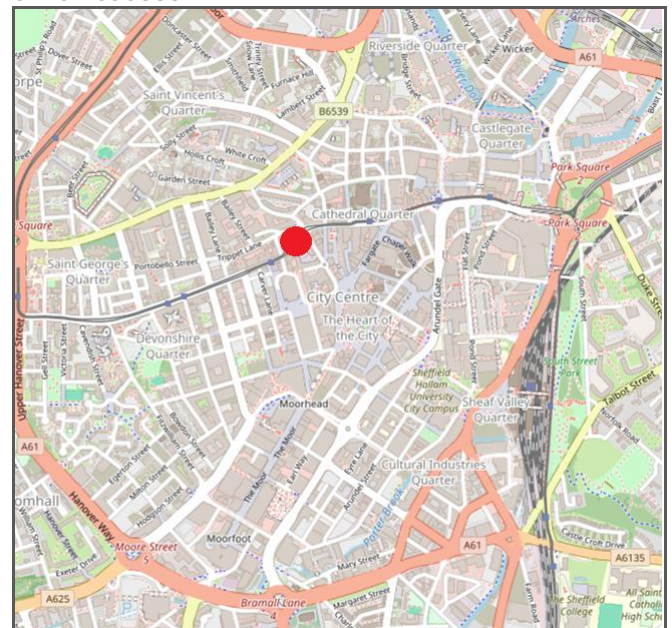
tom@crosthwaitecommercial.com

07738335482

Nick Salkeld – Fox Lloyd Jones

Nick.Salkeld@fjltd.co.uk

07732 690585



SUBJECT TO CONTRACT AND AVAILABILITY

October 2025



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