

Property Consultants



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

## To Let/May Sell

Unit 11 Westbrook Court, Sharrow Vale Road, Sheffield  
S11 8YZ



- Suburban Self Contained Ground & First Floor Office
- Popular Location Close to Ecclesall & Sharrow Vale Road
- 1,810 sq ft + 5 Car Parking Spaces
- Rental Offers Invited at £27,000 Per Annum
- To Let on a New Lease
- Alternatively, Available to Purchase - £350,000

[www.crosthwaitecommercial.com](http://www.crosthwaitecommercial.com)

## LOCATION

Westbrook Court is located off Sharrow Vale Road close to its junction with Psalter Lane, Sharrow Lane and Sharrow Vale Road, 2 miles from Sheffield city centre.

The office park provides an attractive working environment, and occupiers include a number of professional firms.

## DESCRIPTION

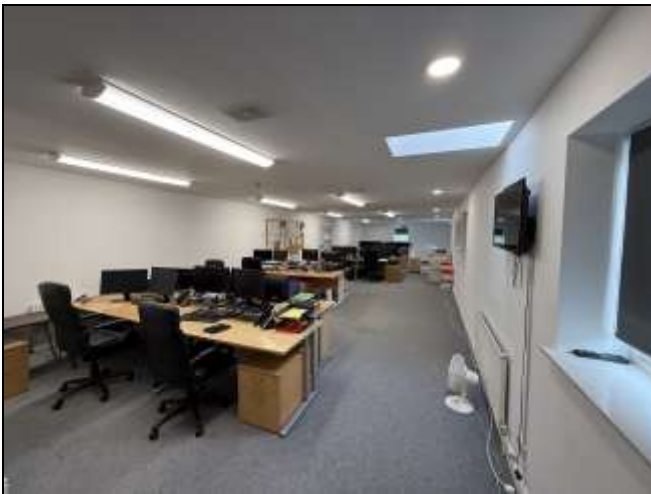
The subject premises comprise ground and first floor office space, in a private office park.

The ground floor provides open plan office space along with a pair of meeting rooms and WC's. The first floor has a larger open plan office space with Kitchen facilities.

The office also benefits from 5 designated car parking spaces to the front of the property.

## ACCOMMODATION (Approx internal areas)

Ground Floor	878 sq ft	81.6 sq m
First Floor	931 sq ft	86.6 sq m
<b>Total</b>	<b>1,810 sq ft</b>	<b>168.2 sq m</b>



## ENERGY PERFORMANCE CERTIFICATE

A full EPC is available on request.

## RATING ASSESSMENT

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

Offices & Premises R.V. £18,750

Subject to status, a degree of small business rates relief could be available.

## RENT

**£27,000 per annum exclusive.** The rent will be subject to VAT.

## SALE

We are quoting **£350,000** for the Long Leasehold interest. The premises are held on a 999 year lease.

## LEASE

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

## 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 costs 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 sole agents detailed below:

**Mark Holmes - Crosthwaite Commercial**

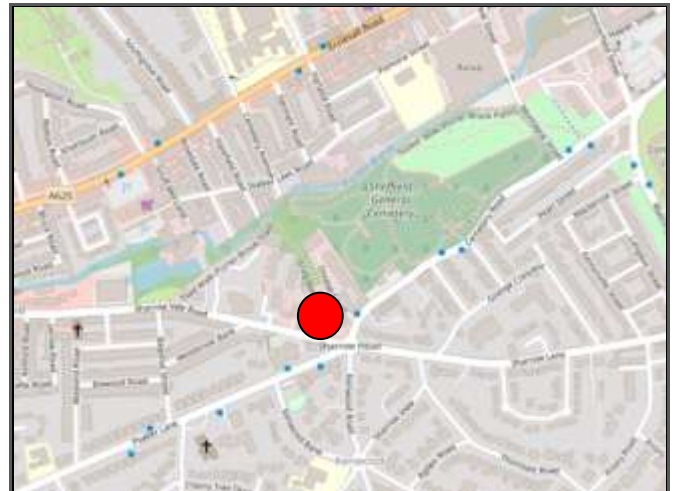
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SUBJECT TO CONTRACT & AVAILABILITY Updated June 2026