

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

To Let

6 Bells Square, Sheffield S1 2FY



- **Creative Office Space with Exposed Brickwork**
- **Great Location in the Heart of Sheffield City Centre**
- **Recently Refurbished, LED Lighting and Demised WC's**
- **630 sq ft (58.53 sq m)**
- **Surrounded by Excellent Amenities**

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LOCATION

The property is located on Bells Square, which is accessed directly off Trippet Lane, in Sheffield city centre.

The building is superbly located and there is easy access to the main retail, bar and restaurant circuit the city centre has to offer, providing great amenities for staff.

Being in such a central location, public transport links are excellent and the City Hall Tram Stop is approximately 50 metres away. There is easy access to the ring road and therefore the wider Sheffield road network.

DESCRIPTION

The building is an attractive old, brick-built warehouse which has been converted into office space.

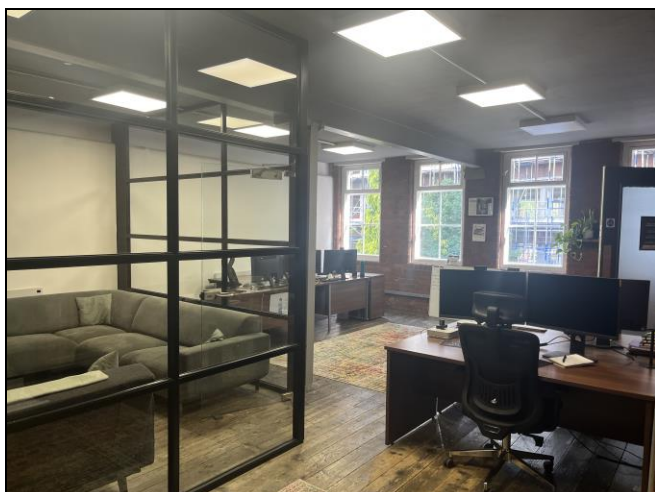
The available accommodation provides recently refurbished, contemporary office space with exposed brickwork and original beams on the first floor.

The space is arranged as an open plan space with demised WC and meeting room. The office benefits from an entry phone and LED lighting throughout.

ACCOMMODATION

(All net areas are approximate)

First Floor **630 sq ft** **58.53 sq m**



LEASE

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

RENT

£975 per month inclusive of service charge.

VAT

The building is NOT VAT elected.

RATING

The unit is rated as Office and Premises with a 2026 RV of £6,200. Subject to status, 100% business rates may be applicable.

ENERGY PERFORMANCE CERTIFICATE

The building has an EPC rating 'C'. Certificate available on request.

LEGAL COSTS

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

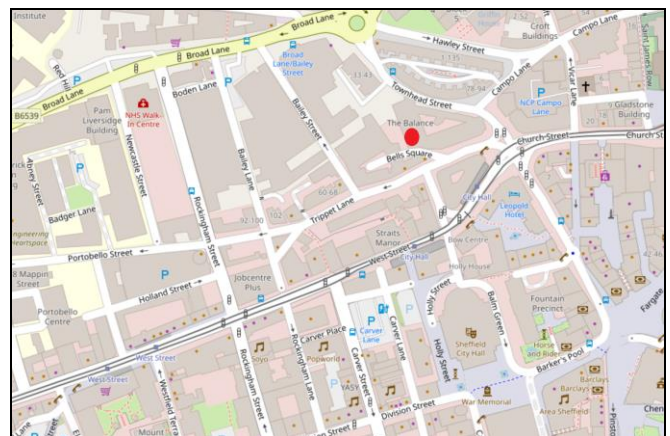
VIEWING ARRANGEMENTS

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

Tom Shelton - Crosthwaite Commercial

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07738 335 482



SUBJECT TO CONTRACT AND AVAILABILITY
August 2026