

Property Consultants



T 0114 272 3888

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

To Let

104 Matilda Street, Sheffield, S1 4QF



- **Preliminary Details**
- City Centre Office Building – Currently Being Refurbished
- Located in the Cultural Industries Quarter
- Onsite Parking and Cycle Storage
- Upper Floor Suites From 182 Sq ft Up to 385 sq ft
- To Let On Flexible Leases - All Inclusive Rents

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Crosthwaite
COMMERCIAL

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LOCATION

The building located in a prominent position close to the junction of Matilda Street and Shoreham Street in the heart of the Cultural Industries Quarter Conservation Area. It is situated in close proximity to a mix of new high quality residential and commercial developments. Sheffield Hallam University and the Train Station are both located within a short walk from the premises.

The Cultural Industries Quarter has developed into one of the most cosmopolitan and vibrant areas of the city centre and the whole area is steeped in history and character buildings with a vibrant mix of occupiers including the BBC, Red Tape Studios and the Showroom Cinema.

Close by is Triple Point Brewery, a brewhouse, bar and eating place and the prime shopping areas of the Moor are within easy walking distance.

DESCRIPTION

Currently going under refurbishment 104 Matilda Street will provide a variety of options for occupiers. The specification includes-

- New LED lighting throughout.
- Video intercom entry system
- Communal kitchen facilities on both the first and second floors
- WC's with Shower facilities
- Communal Meeting Room
- Newly decorated/carpeted
- Wired Cat 5 internet/data connections.

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

ACCOMMODATION (Approx internal areas)

1st Floor – Office 1	305 sq ft	28.3 sq m
1st Floor – Office 2	260 sq ft	24.2 sq m
1st Floor – Office 3	182 sq ft	16.9 sq m
1st Floor – Office 4	182 sq ft	16.9 sq m
2nd Floor – Office 5	385 sq ft	35.8 sq m
2nd Floor – Office 6	246 sq ft	22.9 sq m
2nd Floor – Office 7	246 sq ft	22.9 sq m
2nd Floor – Office 8	240 sq ft	22.3 sq m
2nd Floor – Office 9	188 sq ft	17.5 sq m
2nd Floor – Office 10	259 sq ft	24.1 sq m
Total	2,495 sq ft	231.8 sq m

RENT

1 st Floor – 1	£550 pcm
1 st Floor – 2	£475 pcm
1 st Floor – 3	£350 pcm
1 st Floor – 4	£350 pcm
2 nd Floor – 5	£700 pcm
2 nd Floor – 6	£450 pcm
2 nd Floor – 7	£450 pcm
2 nd Floor – 8	£450 pcm
2 nd Floor – 9	£350 pcm
2 nd Floor – 10	£475 pcm

The rent includes electricity/heating, water, shared internet and service/common-area costs, subject to reasonable usage.

The offices are available on flexible leases for a term to be agreed. A rent deposit may be required.

USE

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

RATING

The offices require reassessment.

ENERGY PERFORMANCE CERTIFICATE

A full EPC will be provided on request.

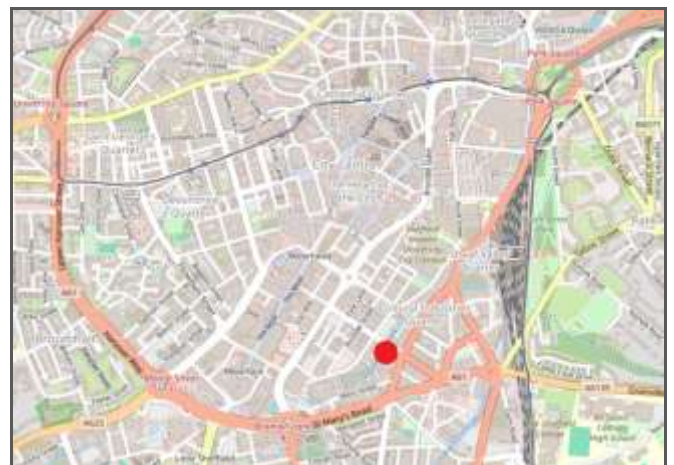
VIEWING ARRANGEMENTS

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

Mark Holmes - Crosthwaite Commercial

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07738 275 226



SUBJECT TO CONTRACT & AVAILABILITY September 2026