

Property Consultants



Crosthwaite
COMMERCIAL

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

For Sale

3-4 Wharncliffe Works, Green Lane, Sheffield S6 3AF



- Creative Office Space in Converted Victorian Building
- Self-Contained Offices In the Heart of Kelham Island
- Exposed Brickwork and Original Beams
- Long Leasehold – Quoting £375,000
- 2,286 sq ft (212.6 sq m) **(LGF Not in use – 514 sq ft)**

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LOCATION

The office is located on the north side of Green Lane, accessed directly off Penistone Road (A61), in the popular Kelham Island area of Sheffield. There is therefore excellent access to the Sheffield road network and Shalesmoor Tram Stop is situated opposite the property.

Kelham Island is a thriving location and there are excellent amenities for staff in the immediate vicinity with an eclectic mix of restaurants, bars and coffee shops.

Notable occupiers surrounding Wharnccliffe Works include Saw Grinders Union, Domo, The Grind Café, Salt and The Fat Cat.

DESCRIPTION

Wharnccliffe Works is an attractive Victorian building which has been converted into office space.

The available unit is self-contained and predominantly over the ground floor with additional space on the lower ground. The ground floor is arranged as a reception area and a large open plan office space with a kitchen.

The offices have a huge amount of character and there is exposed brickwork and original features throughout.

The lower ground floor comprised of a breakout area along with WCs. Access to the lower ground floor has been covered up and currently not in use, however this could be reponed to create a usable area.

ACCOMMODATION

(All net areas are approximate)

Ground Floor	1,772 sq ft	164.7 sq m
Lower Ground Floor	514 sq ft	47.9 sq m
Total	2,286 sq ft	212.6 sq m



SALE

Offers invited at **£375,000** for the long-leasehold interest, which expires in 2268.

VAT

The building is VAT elected.

RATING

The unit is rated as Office and Premises with a 2026 RV of £16,000.

ENERGY PERFORMANCE CERTIFICATE

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.

MONEY LAUNDERING

In order to comply with Money Laundering Regulations, purchasers will be required to provide identification documentation together with confirmation of the source of funding. Further details on request.

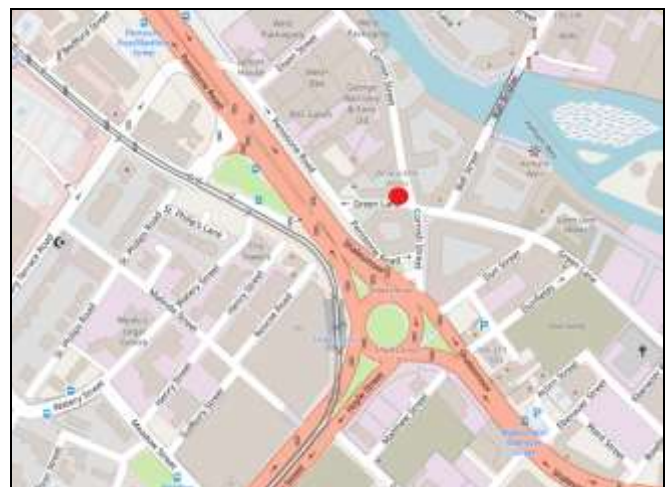
VIEWING ARRANGEMENTS

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

Tom Shelton - Crosthwaite Commercial

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SUBJECT TO CONTRACT AND AVAILABILITY
October 2026