

Property Consultants



T 0114 272 3888

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

To Let/May Sell

9 Westbrook Court, Sharrow Vale Road, Sheffield S11 8YZ



- **Detached Suburban Two Storey Office**
- **Popular Location Close to Ecclesall & Sharrow Vale Road**
- **1,810 sq ft + 5 Car Parking Spaces**
- **Rental Offers Invited at £28,000 Per Annum**
- **To Let on a New Lease**
- **Alternatively, Available to Purchase - £350,000**

www.crosthwaitecommercial.com



Crosthwaite
COMMERCIAL

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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 a detached two storey office along with basement space, in a private office park.

The ground floor office provides a reception area, an open plan office, private office and kitchen. At first floor is a large open plan office and two private offices. There is a WC on each floor. The property benefits from double glazing, fitted carpets, central heating, an entry system and alarm as well as on site car parking.

ACCOMMODATION (Approx internal areas)

Ground Floor	886 sq ft	(82.3 sq m)
First Floor	879 sq ft	(81.7 sq m)
Basement	40 sq ft	(3.7 sq m)
Total	1,805 sq ft	(167.7 sq m)

Plus parking for at least 5 cars.



ENERGY PERFORMANCE CERTIFICATE

The premises have a rating of 83 (Band D).

RATING ASSESSMENT

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

Offices & Premises

R.V. £18,250

RENT

£28,000 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

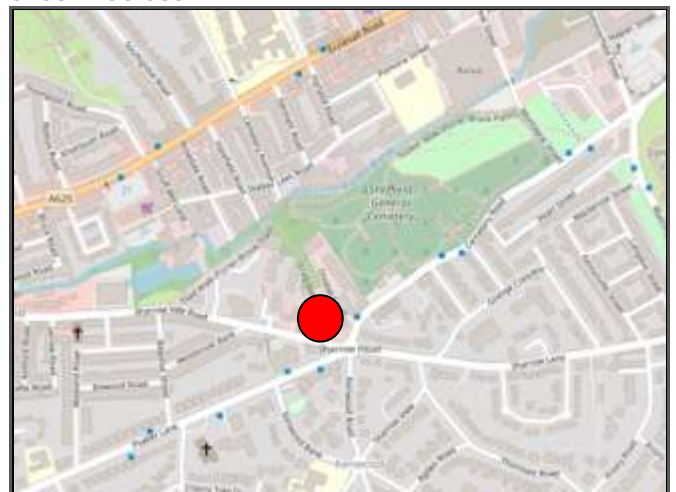
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SUBJECT TO CONTRACT & AVAILABILITY September 2026