Property Consultants

Crosthwaite COMMERCIAL
T 0114 272 3888
Hawk Works, 105A Mary Street, Sheffield S1 4RT

To Let/May Sell

Fulcrum, 2 Sidney Street, Sheffield S1 4RH



- Self-Contained Office/Studio Space
- Excellent Location in Sheffield City Centre
- 4,858 sq ft (451.3 sq m) NIA
- Two On-Site Car Parking Spaces
- Available for Immediate Occupation
- Available To Let on a New Lease or For Sale by Way of the Long Leasehold Interest

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LOCATION

The property is situated on Sidney Street, within Sheffield's established Cultural Industries Quarter, in the city centre. The surrounding area comprises a mixture of offices, independent businesses, leisure facilities and residential developments.

The building is surrounded by all of the excellent amenities which the city centre has to offer with The Moor, in particular, approximately 200 metres away.

The property benefits from excellent accessibility, with Sheffield Railway Station and Sheffield Interchange within easy walking distance.

The location also provides convenient access to the inner ring road, A61 and Sheffield Parkway.

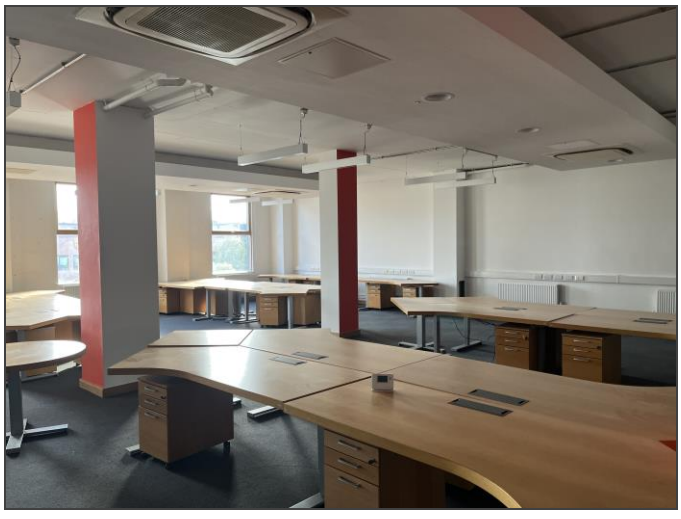
DESCRIPTION

Fulcrum provides attractive, self-contained office accommodation in Sheffield City Centre, benefiting from its own dedicated entrance and prominent street frontage. Internally, the accommodation offers impressive floor-to-ceiling heights with exposed services, creating a modern, contemporary working environment.

Externally, the property benefits from on-site car parking and secure cycle storage. Being self-contained, the building also offers the advantage of reduced running costs and service charges compared with larger, multi-occupied office developments.

ACCOMMODATION (Approx net internal areas)

Ground Floor	951 sq ft	88.4 sq m
First Floor	3,907 sq ft	363.0sq m
Total Area	**4,868 sq ft**	**43.9 sq m**



RENT

The property is available to let on a new lease at a rent of **£16.00 per sq ft** per annum exclusive. The premises are offered on a new lease on terms to be agreed.

Alternatively, the owner would consider a sale of the long leasehold interest.

SERVICE CHARGE

The service charge currently runs at £981 per month.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 55 (Band C). A full EPC will be provided on request.

RATES

The 2026 rating list assessment is: -

Offices & Premises R.V. £61,000

LEGAL COSTS

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

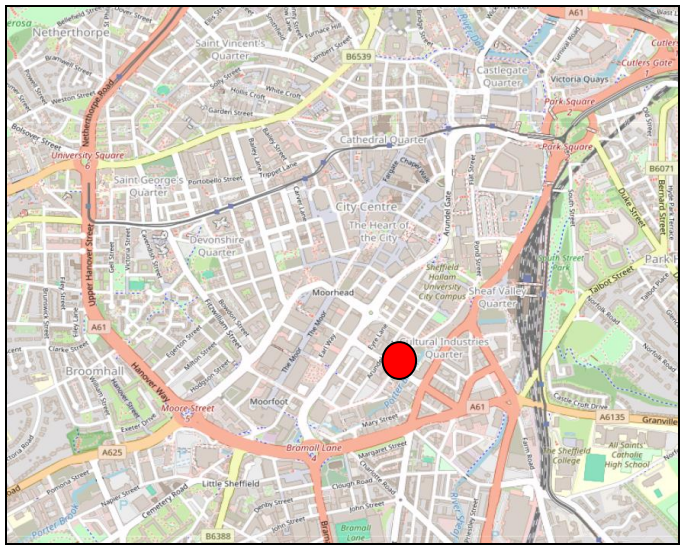
MONEY LAUNDERING

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 agent detailed below.

Tom Shelton - Crosthwaite Commercial
tom@crosthwaitecommercial.com
07738335482



SUBJECT TO CONTRACT & AVAILABILITY **November 2026**

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form any part of any contract.