

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

To Let (May Sell)

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
- Mixture of Open Plan Space with Kitchen and Meeting Rooms
- 2,286 sq ft (212.6 sq m)

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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 with meeting room and a large open plan office space with a kitchen.

The lower ground floor comprises of a break out area along with WC's.

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

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



TENURE

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

RENT

We are quoting **£35,000 per annum**.

POTENTIAL SALE

Alternatively, our client may sell the long-leasehold interest to expire 2268. Quoting **£450,000**.

VAT

The building is VAT elected.

RATING

The unit is rated as Office and Premises with a 2017 RV of £12,750.

In April 2023 the RV will be £14,500

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.

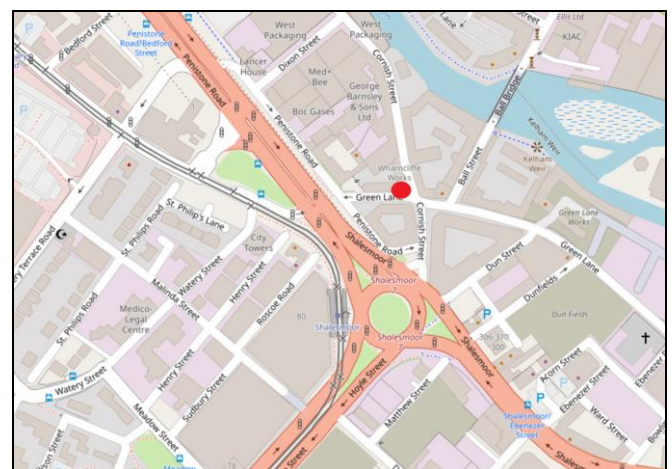
VIEWING ARRANGEMENTS

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
Updated August 2022

