

Property Consultants



To Let

**Second Floor, Building 1, Hawke Street Business Park,
Sheffield S9 2SU**



- High Quality Office Space on Popular Business Park
- Ideally Located Between The M1 and Sheffield City Centre
- Benefits From Meeting Rooms and a Kitchen
- 12 Car Parking Spaces Available
- Quoting £13.50 Per sq ft Exclusive
- 2,800 sq ft (260.1 sq m)

www.crosthwaitecommercial.com

LOCATION

The offices are located off Hawke Street which links Brighthouse Lane and Attercliffe Common therefore offers great access to the city centre, the M1 Motorway and Meadowhall Shopping Centre.

Amenities in close proximity to the building are excellent and include Valley Centertainment, which is the home of a variety of retail and leisure facilities, the new Olympic Legacy Park and the aforementioned Meadowhall.

Bus and tram stops are nearby which offer good services to the city centre and Meadowhall.

DESCRIPTION

The available space comprises the second floor of Building 1 at Hawke Street Business Park, which is a modern office building over three floors.

The space is predominantly open plan along with a meeting room, a large kitchen / breakout space and a tea point.

The office benefits from comfort cooling, mineral fibre suspended ceilings and fully accessed raised floors. There are male, female and disabled WC facilities in the common parts on each floor with the latter incorporating a shower.

ACCOMMODATION (Approx net internal areas)

Second Floor	2,800 sq ft	260.1 sq m
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TENURE

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

RENT

We are quoting **£13.50 per sq ft** exclusive.

RATING

The current rating includes the first floor but we anticipate, once split, that the 2017 rating will be Offices and Premises with a Rateable Value of approximately £25,250, which will rise to roughly £32,000 from April 2023.

SERVICE CHARGE

The service charge is currently running at £2.75 per sq ft and increases by 3% per annum.

VAT

VAT will be payable.

CAR PARKING

12 spaces come with the office suite, however up to four more spaces are available on a separate licence.

ENERGY PERFORMANCE CERTIFICATE

The premises have a rating of 50 (band B). EPCs are available upon request.

LEGAL COSTS

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

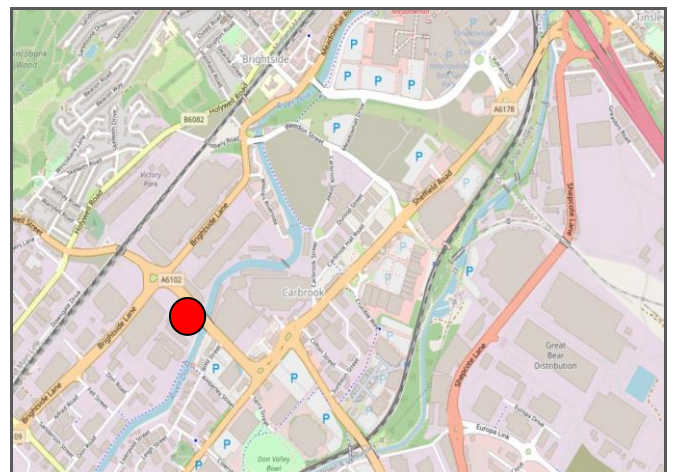
VIEWING ARRANGEMENTS

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

Tom Shelton - Crosthwaite Commercial

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SUBJECT TO CONTRACT AND AVAILABILITY

January 2023