



SMC
Brownill
Vickers

To Let



Office / Showroom Ground Floor Premises in
Kelham Island with visibility to Gibraltar Street /
Corporation Street (A61)

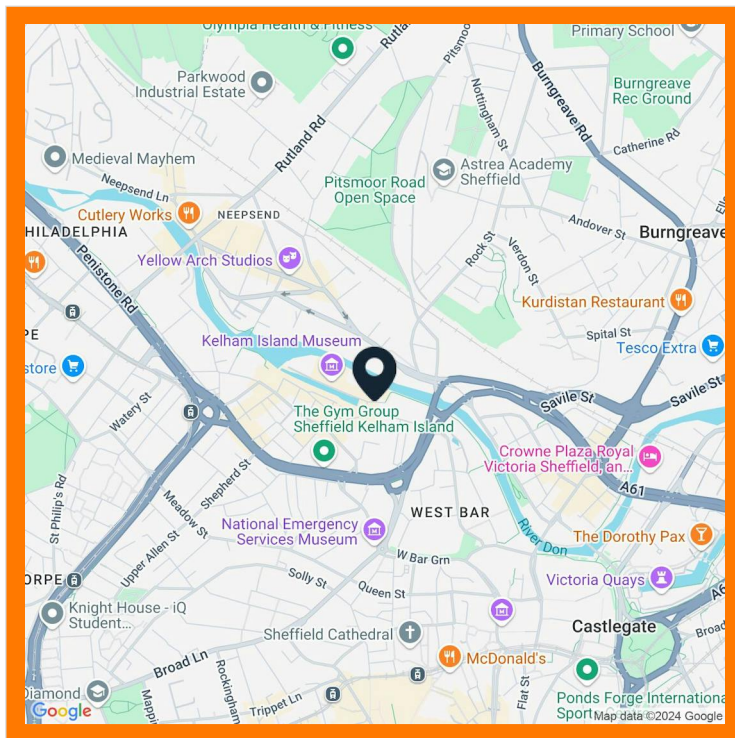
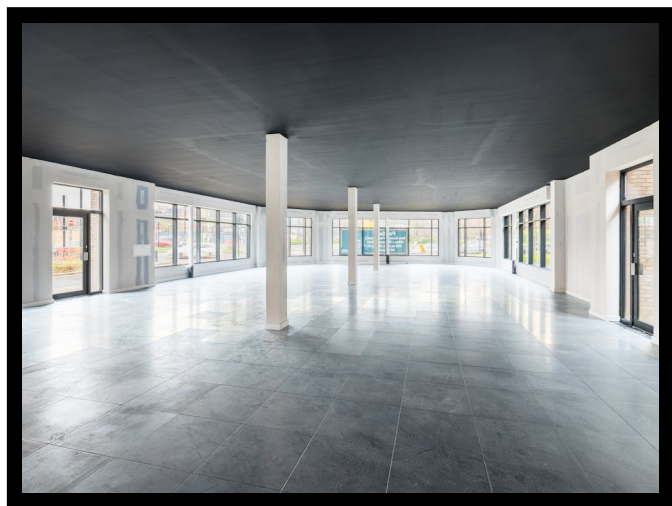
£49,215 per annum plus VAT

Kelham Gateway, Cotton Mill, Kelham Island,
Sheffield, S3 8RU

0114 290 3300 | francois.neyerlin@smcbrownillvickers.com

[smcbrownillvickers.com](https://www.smcbrownillvickers.com)

- Large ground floor office / showroom unit with high ceiling, excellent natural light and a prominent curved frontage
- Prime Kelham Island location, close to Sheffield city centre ring road and the new Mixed Use West Bar Scheme
- Visibility to Gibraltar Street / Corporation Street (A61) (Sheffield city centre ring road)
- Nearby occupiers include Tesco Express, Riverside Public House, Domo, and various other cafes, bars, and restaurants



Description

Ground floor self-contained commercial / office unit which could be suitable for office / showroom uses. The unit provides a mainly open plan ground floor area with roadside visibility. The property benefits from excellent natural light, curved frontage, good ceiling height, and scope for open plan space / meeting rooms. High specification amenities already in place. The premises is likely to be of interest to a wide variety of occupiers including media, tech, creative, showroom, consulting, training, and shared workspace.

The upper parts of this development comprises 90 high quality apartments.

Location

Kelham Gateway is located in the Kelham Island area of Sheffield, positioned perfectly as a gateway between the City Centre and Kelham Island. The location is just off Sheffield's inner ring road (where Cotton Mill Row, Cotton Street and Bower Street meet), with good access to Meadowhall, Sheffield Parkway and the M1 Motorway.

The location is undergoing significant urban space development. The property is located in the heart of Kelham Islands's cultural and nightlife scene, and exciting location with an ever growing list of new occupiers and amenities. Nearby occupiers include Tesco Express, The Gym Group, The Grind Cafe, The Fat Cat, Riverside Kelham, Joro, Domo, etc.

The property benefits from excellent accessibility with road, tram, bus and cycle routes within close proximity. There are a number parking options nearby.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	3,281	304.81
Total	3,281	304.81

Rating Assessment

The property would need to be accessed for rating purposes. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

Planning

The property has planning consent for A1/A2/A3/A4 or B1(a) Use Classes. Planning application reference is 19/00622/FUL.

Fit Out / Office Design

The landlord is offering a Free Office Design Service, with favourable rates for bespoke fit-out packages to suit incoming tenants.

Lease Terms

The property is available to rent on new FRI leases.

Rent

A rent equating to £15 sq ft / £49,215 pa. We are informed VAT is payable on the rent.

Commute / Travel

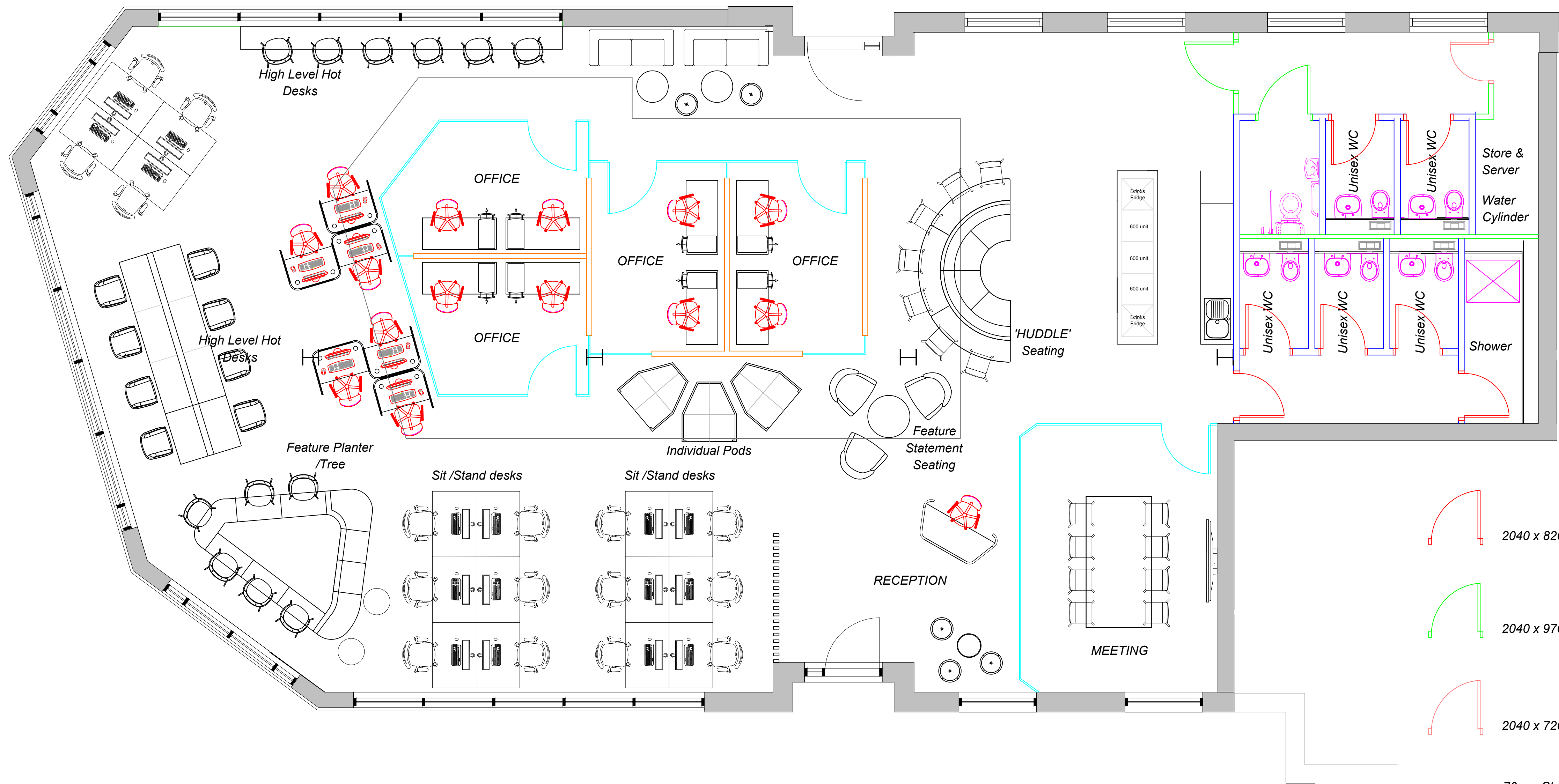
Sheffield Cathedral Tram Stop : 8 minutes (walking)
 Fargate: 9 minutes (walking)
 Sheffield Crown Court: 4 minutes (walking)
 Neepsend: 10 minutes (walking)
 West Bar Scheme: 2 minute (walking)
 Shalesmoor Tram Stop: 7 minutes (walking)
 Sheffield Train Station: 17 minutes (walking)
 Leopold Square: 8 minutes (walking)
 Ecclesall Road: 9 minutes (by car)

Energy Performance Certificate

A (20)

Francois Neyerlin
 0114 281 2183
 francois.neyerlin@smcbrownillvickers.com





- 2040 x 826mm - Light Grey Laminate
- 2040 x 976mm - Light Grey Laminate
- 2040 x 726mm - Light Grey Laminate
- 70mm Stud & 2 No. Single 12.5mm Standard Board c/w Insulation to 4200mm
- 70mm Stud & 1 No. Single 12.5mm Standard Board c/w Insulation to 4200mm
- 50mm Stud & 1 No. Single 12.5mm Standard Board c/w Insulation to 2700mm

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Rev.	Description	Author Date

THE DL COMPANY

20 Jessops Riverside,
Brightside Lane,
Sheffield,
S9 2RX

TEL: 0114 244 0202
FAX: 0114 244 1222

Author: MRR Date: 13/06/2024

Client: Cotton Mill Row Scale: 1:50

Drawing Title: Sheffield Office Space

Layout Title: A1

Correspondence Address: -

Site Address: -