

SMC
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To Let



Character Offices in Kelham Island within Grade II* Listed property

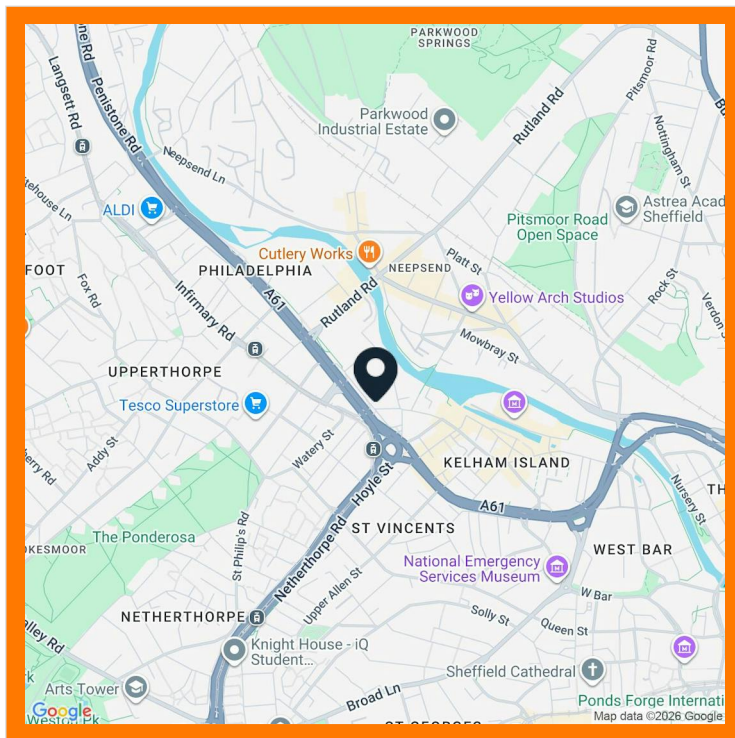
£925 – £1,250 per month

Globe Works, Penistone Road, Kelham Island, Sheffield, S6 3AE

0114 290 3300 | francois.neyerlin@smcbrownillvickers.com

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- Various sizes of good quality office space within character building (24/7 access)
- Located off Penistone Road / Sheffield City Centre Ring Road (A61), providing good access to Sheffield city centre and wider city region
- Versatile space which could accommodate small, medium or large business use
- Available on flexible terms to suit tenant requirements
- Break out space and conference facilities available
- Office space from £925pcm!



Description

Globe Works is a Grade II* Listed building in Sheffield that offers a variety of office space to suit the needs of new, small, medium and larger businesses and organisations.

Globe Works was restored in the 2000's as offices and multi use building, with the building having originally been built in 1824 as a cutlery factory. Globe Works was a key part of the industrial and cutlery development in Sheffield; the Steel City.

There are currently six offices available between 252 sq ft to 752 sq ft. The space provides workspace with good natural light, with the space modernised whilst keeping many original features. There are WC and kitchenette facilities on each floor.

Location

The property is located in an excellent position in Kelham Island / Shalesmoor just off the Sheffield city ring road (A61). The location is ideal for easy access to Kelham Island, Neepsend, Sheffield city centre, northern Sheffield and benefits from excellent road, tram and bus connections.

There are a number of restaurants, bars, gyms and other retail and amenities within close proximity to this location. Current Globe Works tenants include Coupon Ninja Ltd, Predictive Clicks Ltd, Design Fire Consultants, Studio 13, Saw Grinders Union, Precision Medical, Daisan UK Ltd, HK Ltd, Lunar Animation, and various others.

Accommodation

The offices are available to rent. Please note, in addition rates (if applicable) and telecoms / wifi to be payable by the tenant.

Name	sq ft	sq m
Unit - G5	752	69.86
Unit - G3	464	43.11
Unit - G6	252	23.41
Unit - F9	476	44.22
Unit - Top Floor	279	25.92
Unit - F20	471	43.76
Total	2,694	250.28

Travel / Commute

Sheffield city centre: 6 minutes (road), 20 minutes (walking)
 Hillsborough: 5 minutes (road), 11 minutes (bus/tram)
 J33 M1 Motorway: 16 minutes (road)
 Sheffield train station: 11 minutes (road), 28 minutes (walking)
 Tesco Superstore, Montgomery Terrace: 6 minutes (walking)

Parking

Parking available by negotiation.

Availability/ Rents

Unit G5 (752 sq ft): £1,250pcm
 Unit G3 (464 sq ft): £925pcm
 Unit G6 (252 sq ft): £500pcm - NOW LET
 Unit F9 (476 sq ft): £1,000pcm
 Unit Top Floor (279 sq ft): £450pcm - NOW LET
 Unit F20 (471 sq ft): £1,200pcm

The offices are available to rent on flexible lease terms (minimum 12 month agreement). Please note, in addition rates (if payable) and telecoms / wifi to be payable by the tenant.

Connectivity

We understand Virgin broadband is available.

Energy Performance Certificate

Upon Enquiry

Francois Neyerlin

0114 281 2183

francois.neyerlin@smcbrownillvickers.com

