



SMC
Brownill
Vickers

To Let

Sheffield City Centre Modern Office Premises
available To Let - High Profile with Excellent
Roadside Visibility

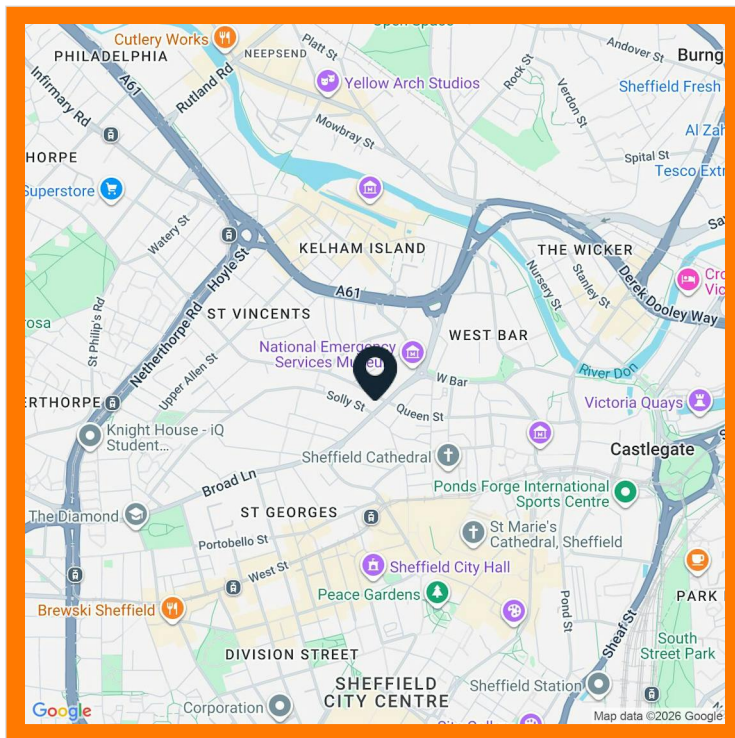
£29,500 per annum plus VAT

Unit 2 - Metis Building, 1 Scotland Street, Sheffield,
S3 7AT

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

- Modern office providing accommodation over ground floor and mezzanine level
- City centre location with walking distance to Fargate, West Bar, Kelham Island, Riverside, etc
- Prominent roadside frontage & visibility - excellent for accessible client / customer drop in with direct access from street level
- Parking spaces (to be negotiated depending on requirements)



Description

Unit 2 - Metis Building provides modern open plan office accommodation over ground and mezzanine levels. The office space is specified to a high standard and has recently been lightly refreshed, including new painting, replaced LED lighting, and an upgrading of the toilet. Maximum ceiling height of 6.75m. The office benefits from prominent front window frontage to the roadside. Ideal for customer (advertising) visibility.

A number of secure and private car parking spaces available by negotiation.

Location

The property is located on Scotland Street / Tenter Street, within Sheffield city centre ring road, approximately a 5 minute walk from Sheffield Cathedral, Fargate and main city centre amenities. The property is within easy reach of bus, tram and rail links, all within walking distance. The location benefits from access to the inner ring road (A61) and onto to Sheffield Parkway and the national motorway network (M1). The property is also within good access of West Bar and Kelham Island areas.

There are a wide variety of occupiers within close vicinity including other modern office developments, residential blocks and a variety of retail, leisure and commercial uses. The location is a popular city centre location which is undergoing redevelopment with many new sites under construction / conversion.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,450	134.71
1st	892.65	82.93
Total	2,342.65	217.64

Rating Assessment

From the information obtained from the Valuation Office Agency website we understand the demise is rated as follows:-

Address: Unit 2 Metis 3, Scotland Street, Sheffield, S3 7AT
Description: Office and premises
Rateable Value: £28,000 (April 2026)

Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

Planning

The property is understood to have a planning use for Use Class B1 (Offices), now known as Class E under the changes to the Use Class Order effective from 1st September 2020.

We would recommend interested parties make independent enquiries to check their proposed use.

Lease Terms

The property is available on terms to be agreed.

Rent

£29,500 pa. VAT is payable on the rent.

Commute / Travel

Sheffield train station: 15 minutes (walking)
Fargate: 5 minutes (walking)
Sheffield bus interchange: 13 minutes (walking)
Kelham Island: 11 minutes (walking)
Junction 33 M1 Motorway: 10 minutes (car)

Parking

Parking is available and the client is open to negotiation depending on requirements.

Connectivity

TBC

Energy Performance Certificate

D (98)

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