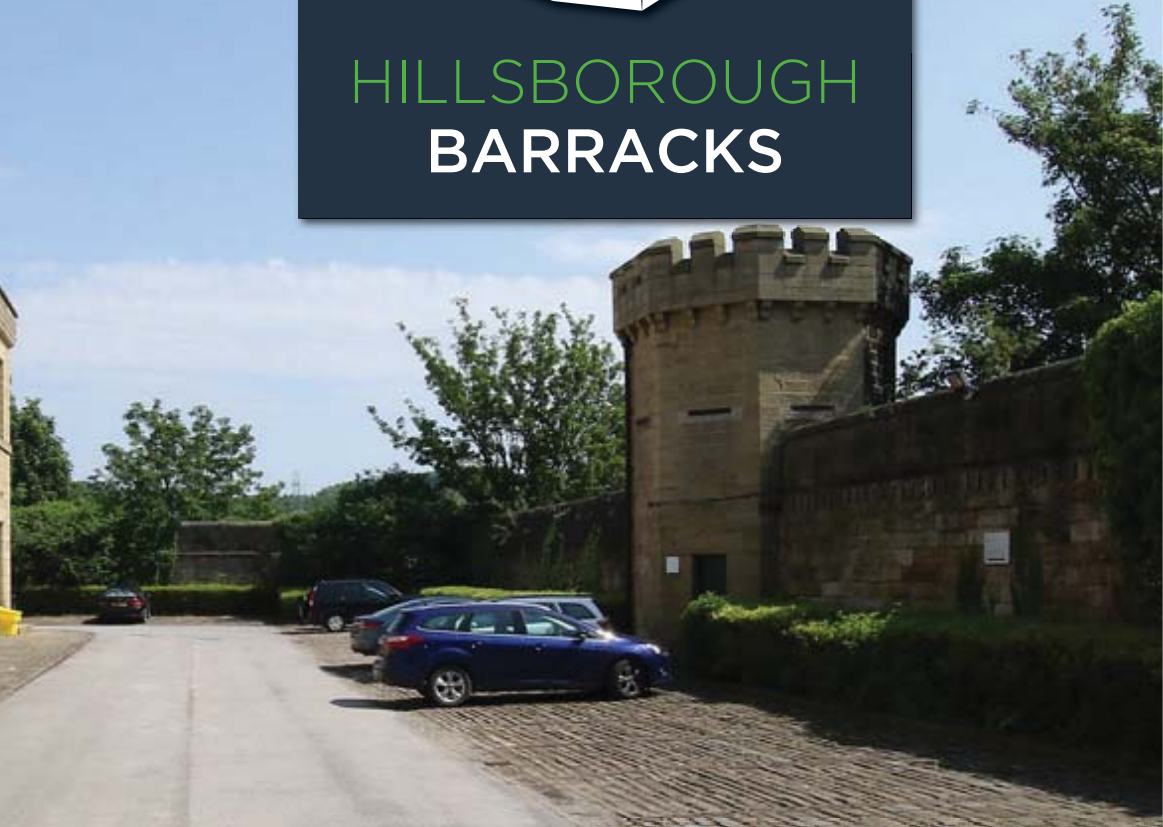


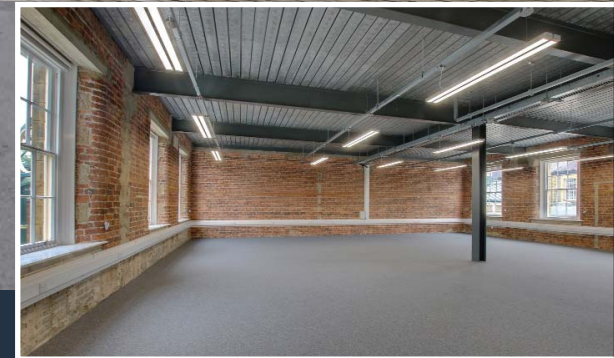


## HILLSBOROUGH BARRACKS



**TO LET** | **REFURBISHED OFFICES**  
**SUITES** | **FROM 500 SQ FT**

PENISTONE ROAD | SHEFFIELD | S6 2GY



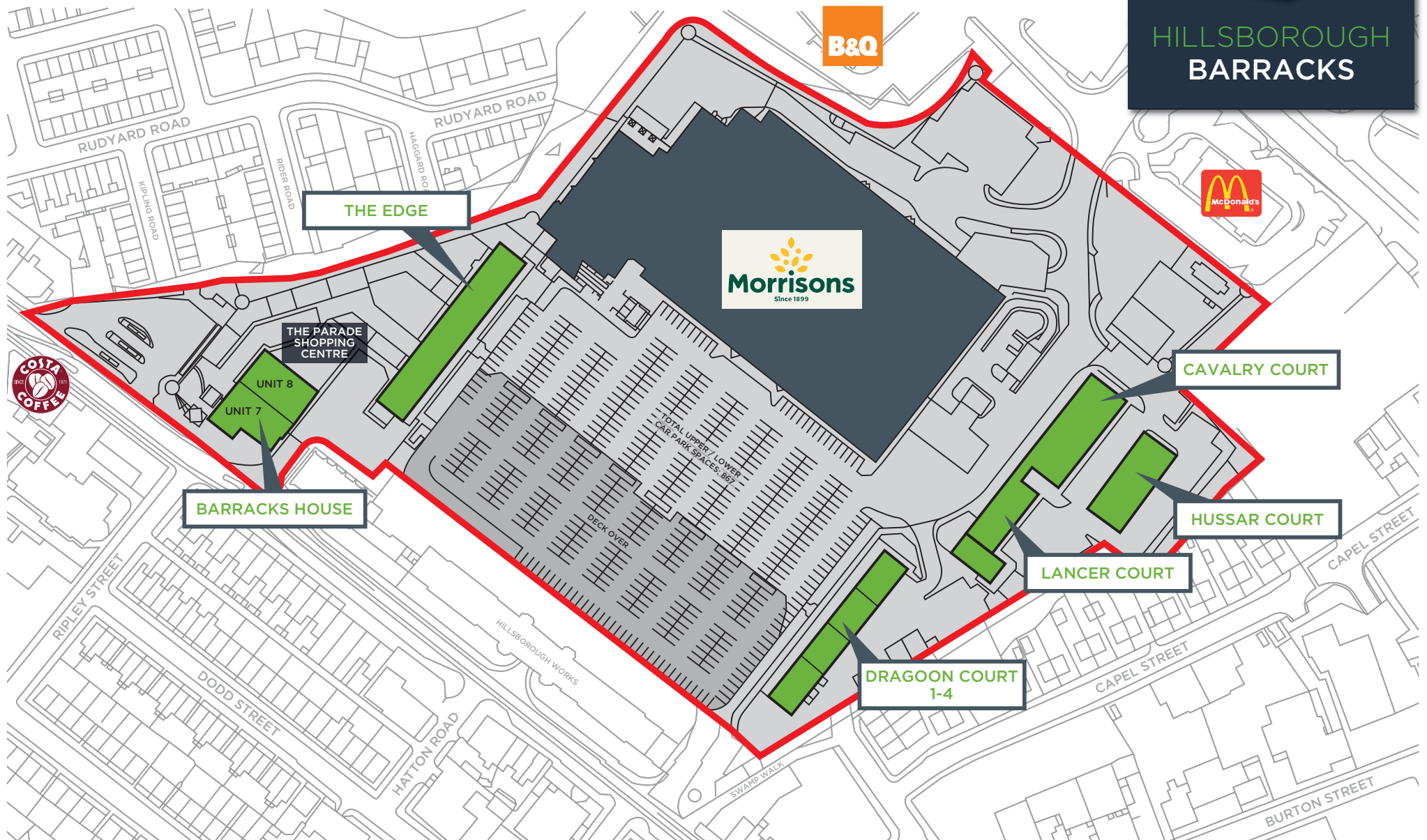


# HILLSBOROUGH BARRACKS

PENISTONE ROAD | SHEFFIELD | S6 2GY



HILLSBOROUGH  
BARRACKS



MASTERPLAN

# HILLSBOROUGH BARRACKS

PENISTONE ROAD | SHEFFIELD | S6 2GY



HILLSBOROUGH  
BARRACKS



## Location

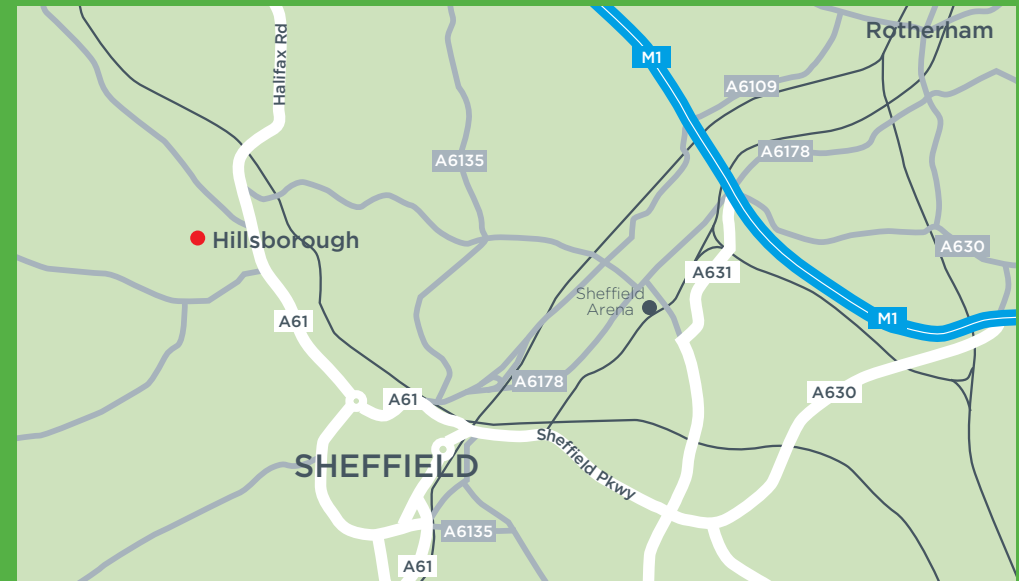
Hillsborough Barracks is an extremely prominent location within a well-known and established commercial location north of Sheffield city centre.

Hillsborough Barracks is easily accessible and is located on the main arterial route of Penistone Road (A61), which provides easy access to both the city centre and the motorway network at J34 or J36 of the M1.

In addition, there are a number of public transport connections having both the Supertram and main bus routes serving Hillsborough Barracks.

There are a vast number of amenities both on site and within Hillsborough and ample onsite car parking.

In addition are a number of roadside leisure and retail operators also in close proximity.





# BARRACKS HOUSE

LANGSETT ROAD | SHEFFIELD | S6 2LW



HILLSBOROUGH  
BARRACKS

## Accommodation

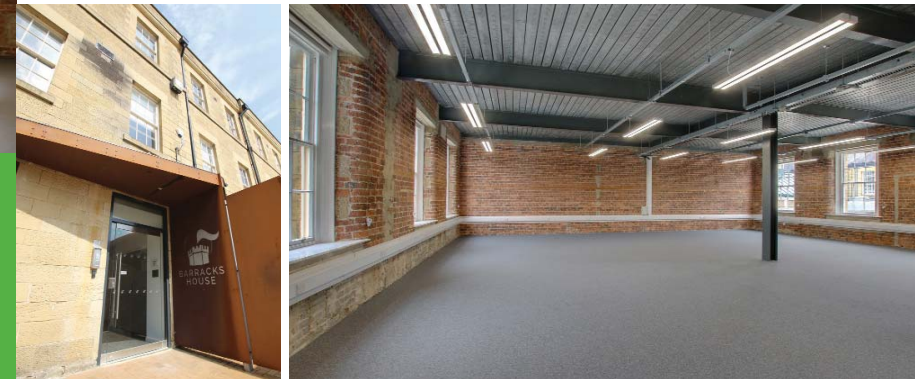
Description	Sq. Ft	Sq. M
Suite 5	1,746	162.2

## NEWLY REFURBISHED SUITES AVAILABLE UP TO 1,746 SQ FT

- Fully DDA compliant lift
- Ample onsite car parking
- Competitive rental terms
- Incentives available

### Description

Barracks House comprises newly refurbished office suites up to 1,746 sq ft. Currently laid out to provide an entrance hall at ground floor, having lift and stair access to first and second floor and a mixture of open plan and cellular offices. The office suites benefit from a kitchenette, shower and WC's. Internally, the offices provide carpeted flooring with perimeter trunking, providing both data and power. Barracks House has a number of exposed brick walls, providing a unique fit out.



### Tenure

The property is available to let by way of a new lease on terms to be agreed.

### Energy Performance Certificate (EPC)

The premises has an EPC Rating of D76. Full details available on request.

# HUSSAR COURT

PENISTONE ROAD | SHEFFIELD | S6 2GY



HILLSBOROUGH  
BARRACKS

## Accommodation

Description	Sq. Ft	Sq. M
First Floor Offices	1,951	181.25



## SUITES AVAILABLE UP TO 1,951 SQ FT

- Ample onsite car parking
- Providing a mixture of cellular and open plan office accommodation
- Competitive rental terms
- Incentives available

### Description

The building provides a mix of open plan and cellular office accommodation with WC facilities and a kitchen.

Internally, the accommodation provides fully carpeted offices, with suspended ceiling, Cat II lighting and perimeter trunking.

There is the benefit of ample car parking spaces available on site.

### Tenure

The property is available to let by way of a new lease on terms to be agreed.

### Energy Performance Certificate (EPC)

The premises has an EPC Rating of D89. Full details available on request.



# THE EDGE

PENISTONE ROAD | SHEFFIELD | S6 2GY



## NEWLY REFURBISHED SUITES AVAILABLE FROM 447 - 1,061 SQ FT

- Prominent and well located office accommodation
- Ample onsite car parking
- Competitive rental terms
- Incentives available

### Description

The Edge within Hillsborough Barracks benefits from its own front door and ground floor reception area in addition to a DDA compliant lift. With recently refurbished office suites at first floor benefiting from perimeter trunking, suspended ceilings with Cat II lighting, full carpeting throughout, gas central heating, high spec kitchenette, WC's, shower and bike store. The Edge is situated above The Parade shopping centre and there are ample car parking spaces available on site.



HILLSBOROUGH  
BARRACKS

### Accommodation

Description	Sq. Ft	Sq. M
Suite 1 - Black Hawk	1,061	98.57
Suite 2 - Inconquerable	569	52.86
Suite 3 - Twin Chimneys	963	89.47
Suite 4 - Mississippi	579	53.79
Suite 5 - Martello	534	49.61
Suite 6 - Millsom's Minion	447	41.53



### Tenure

The property is available to let by way of a new lease on terms to be agreed.

### Energy Performance Certificate (EPC)

The premises has an EPC Rating of D92. Full details available on request.

# HILLSBOROUGH BARRACKS

PENISTONE ROAD | SHEFFIELD | S6 2GY



HILLSBOROUGH  
BARRACKS

## Legal Costs

Each party to bear their own legal costs incurred in any transaction.

## Viewing & Further Information

Please contact Sole Agents:-

**Ben White**

[ben.white@knightfrank.com](mailto:ben.white@knightfrank.com)



0114 272 9750

[KnightFrank.co.uk](http://KnightFrank.co.uk)

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