



Preliminary Information

Unit 4, Gatecrasher, Arundel Street, Sheffield, S1 4RE

To Let

- Planning for Offices, Retail, Restaurant & Bar
- Last remaining unit
- 3,336 sq ft (309.92 sq m). Note: capable of division, suites from 1,550 sq ft (144 sq m) upwards
- Great location in the Cultural Industries Quarter (CIQ), close to Sheffield Hallam University
- Good public transport connectivity, close to the Bus and Rail Stations

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Location

Bordered by Arundel Street, Matilda Street and Eyre Lane Gatecrasher is perfectly located at the heart of the CIQ with level access to either Arundel Street or Eyre Lane. The units are offered with fully finished, glazed frontages with shell finish internally ready for tenant fit out.

The Cultural Industrial Quarter is expanding rapidly and is already home to a vibrant and exciting range of businesses including; Sheffield Hallam University, Tamper, Silversmiths, Birdhouse Tea, Street Food Café and The Moor retail area which includes The Light Cinema and Moor Markets. Gatecrasher is only a few minutes walk from Sheffield Mainline Station and the Heart of the City, Jury's Inn and the Moor.

Description

The Gatecrasher Building is predominantly residential, with four commercial units at Ground Floor. Unit 1 is let to West One Letting Agents, Unit 2 let to Oisoi Restaurant & Food Market and Unit 3 let to Ares Landscape Architects.

Accommodation

Approximate gross internal floor area:

Description	Sq M	Sq Ft
Unit 4	144	3,336

Note: The suite can be split from 1,550 sq ft (144 sq m) upwards.

Terms / Availability

The property is available to let on a new lease, on terms to be negotiated.

Note: Our client is happy to consider either a shell or bespoke fully fitted workspace environment. Further information is available on request.

Rateable Value

We understand the property has a Rateable Value of £18,750.

EPC

TBC.

Service Charge

There is an estate charge payable to cover the maintenance of common areas. This is currently running at £1.25 per sq ft per annum.

Legal Costs

Each party to bear their own costs incurred in the completion of any transaction.

VAT

All figures quoted are exclusive of VAT at the prevailing rate where applicable.

Viewing & Further Information

Please contact sole agents:-

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Photographs: March 2020

Important Notice

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