

Property Consultants



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Hawk Works, 105A Mary Street, Sheffield S1 4RT

To Let

43 Charles Street, Sheffield, S1 2HU



- City Centre Office Premises
- Busy Location Adjacent to St. Paul's Office/Leisure Scheme
- 2,146 sq ft First Floor Suite
- Close to Prime Shopping on Pinstone Street & The Moor
- Existing Fit Out in place

www.crosthwaitecommercial.com

LOCATION

The property fronts Charles Street at its junction with Norfolk Row and Union Street and is easily visible from Pinstone Street, in the heart of Sheffield city centre.

The new St Paul's office/leisure development is opposite and this location benefits from high levels of footfall with surrounding occupiers including Sheffield City Council and The Post Office.

Parking is available on-street immediately opposite the premises or within the large multi storey Q Park nearby.

DESCRIPTION

The premises were previously utilised as a first floor dental surgery and presently the space includes a number of partitioned consulting rooms/offices. These can be removed to provide clear floor space if required. A copy of the existing floor plan is attached.

The suite benefits from the following specification: -

- Comfort cooling
- Fully carpeted
- Perimeter trunking
- Fitted kitchen
- LED lighting to part
- Suspended ceiling

ACCOMMODATION (Approx net internal areas)

1st Floor Offices **2,146 sq ft** **199.3 sq m**

RATING

According to the VOA Rating List on the Internet, the premises are assessed as follows: -

Surgery & Premises Rateable Value £12,750

A degree of small business rates relief may be available to occupiers.



LEASE TERMS

The premises are available to 30th June 2022 at a current passing rent of £20,000 pa (£9.50 psf).

Alternatively, a new, longer lease may be available by negotiation.

SERVICE CHARGE

A service charge will be payable to cover building insurance, maintenance, etc. Details on request.

PLANNING

The premises currently have an D1 Non-Residential Institution consent but previously had an B1 Office use, both are considered suitable.

ENERGY PERFORMANCE CERTIFICATE

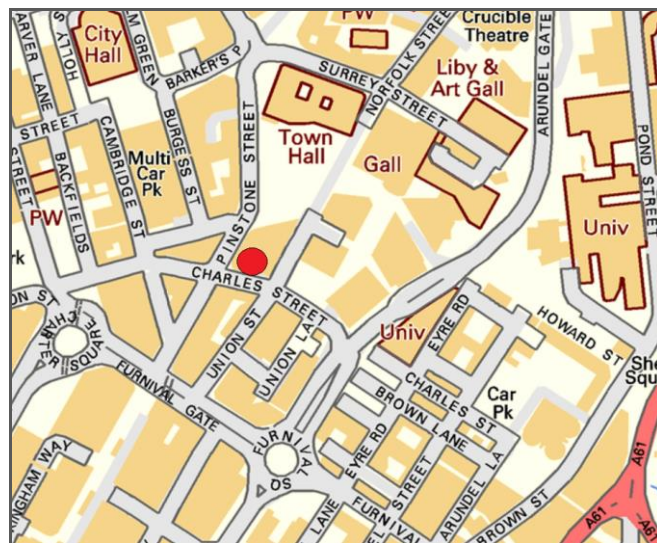
The premises have a rating of 76 (Band D). A full EPC will be provided on request.

LEGAL COSTS

Each party are to be responsible for the payment of their own legal costs in connection with any transactions.

VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from Mark Holmes at Crosthwaite Commercial on 0114 272 3888 or email mark@crosthwaitecommercial.com or from the joint agent James Westley at Westley & Hedge on 01442 878414.



SUBJECT TO CONTRACT AND AVAILABILITY

May 2019

Existing Layout

