

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

To Let

Office 2, 192 Shoreham Street, Sheffield S1 4SQ



- Contemporary Offices with 2 Balconies
- Available for Immediate Occupation
- 1,150 sq ft on Second and Third Floors
- Located in the Cultural Industries Quarter
- To Let on a New Lease

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LOCATION

192 Shoreham Street is an attractive Victorian industrial brick building located in a prominent position at the junction of Shoreham Street and Mary Street in the heart of the Cultural Industries Quarter Conservation Area. The property's striking façade is highly visible from Sheffield's inner ring road (A61) and is situated in close proximity to a mix of new high quality residential and commercial developments. Sheffield Hallam University and the Sheffield Midland Train Station are both located within a short walk from the premises.

The Cultural Industries Quarter has developed into one of the most cosmopolitan and vibrant areas of the city centre and the whole area is steeped in history and character buildings with a vibrant mix of occupiers including the BBC, Red Tape Studios and the Showroom Cinema.

Directly opposite is Sentinel Brewery, a brewhouse, bar and eating place and the prime shopping areas of the Moor are within easy walking distance.

DESCRIPTION

The former Carriage Works have been transformed to provide modern upper floor offices within a sympathetically restored building retaining many of its original features.

The offices are split level, linked with an internal staircase, and facilities include:

- Air conditioning
- Fitted kitchen
- Contemporary finishes
- Balcony on each level
- Intercom entry system
- Lift
- Carpeting
- LED lighting

ACCOMMODATION (Approx net internal areas)

Second Floor - Office	584 sq ft	54.33 sq m
Third Floor - Office	566 sq ft	52.61 sq m
Total	1,150 sq ft	106.9 sq m

RATING

According to the 2017 Rating List on the Internet, the premises are assessed as follows: -

Office & Premises Rateable Value £9,500

Subject to status, 100% small business rates relief may apply resulting in a nil charge.

LEASE

The premises are available to let by way of a new full repairing and insuring lease.

RENT

Rental offers in the region of **£16,500 per annum** exclusive are invited. VAT will be payable on the rent.

SERVICE CHARGE

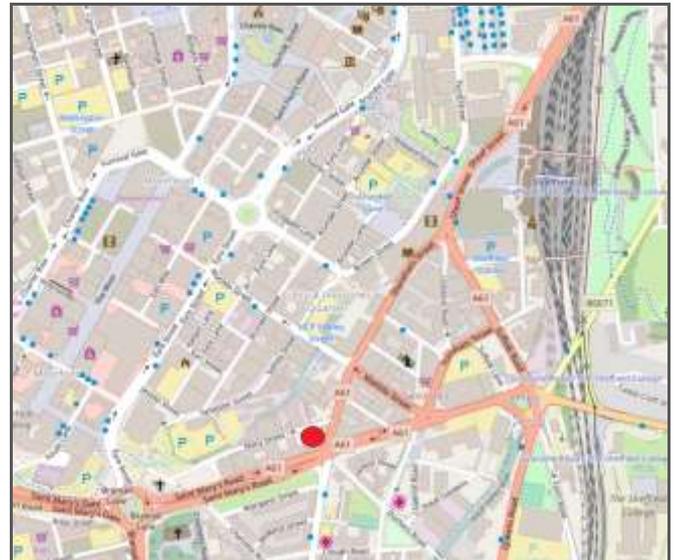
A service charge will be payable. This is currently around £850 pa (£0.74 psf) together with a buildings insurance charge of £450 pa, both plus VAT.

ENERGY PERFORMANCE CERTIFICATE

The premises have a rating of 73 (Band C). A full EPC will be provided on request.

VIEWING ARRANGEMENTS

For further details or to arrange a viewing, please contact the agents, Crosthwaite Commercial – Mark Holmes on 0114 272 3888 or email mark@crosthwaitecommercial.com.



SUBJECT TO CONTRACT AND AVAILABILITY

Revised June 2019



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