

Property Consultants



T 0114 272 3888

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

To Let

1 Ecclesall Road South, Sheffield S11 9PA



- **Refurbished Office Opportunity in South West Sheffield**
- **Up To 8,000 sq ft Net Internal Area (Suites from 3,060 sq ft)**
- **Large Car Parking Provision**
- **Exceptional Location with Main Road Frontage**
- **Potential for Significant Input into Layout & Design**
- **Expressions of Interest from Occupiers Invited**

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LOCATION

The property is prominently located in the Banner Cross area of Sheffield at the junction of Ecclesall Road (A625), Psalter Lane and Ecclesall Road, approximately 3 miles south-west of the city centre. The premises are adjacent to the Banner Cross district shopping centre and retailers nearby include Co-Operative & Sainsbury foodstores, Lloyds Pharmacy and a range of other national and local traders.

National accountants, Brown McLeod, have recently moved into 10,000 sq ft of top floor offices in the same scheme.

DESCRIPTION

Our clients are proposing to convert this former showroom building to prestigious offices, available to let as a whole or on a floor by floor basis. Due to the difference in levels, each floor will have a ground floor entrance.

Plans are attached showing potential floor layouts, although an ingoing tenant will have the opportunity to design their own layouts and finishes. Space exists for outdoor seating areas at each level.

To the rear is a covered, secure car park with a capacity for around 35 cars plus motorcycle and cycle parking.

ACCOMMODATION (Approx net internal areas)

Upper Floor (First)	3,060 sq ft	284.3 sq m
Lower Floor (Ground)	4,930 sq ft	458.0 sq m
TOTAL	7,990 sq ft	742.3 sq m



ENERGY PERFORMANCE CERTIFICATE

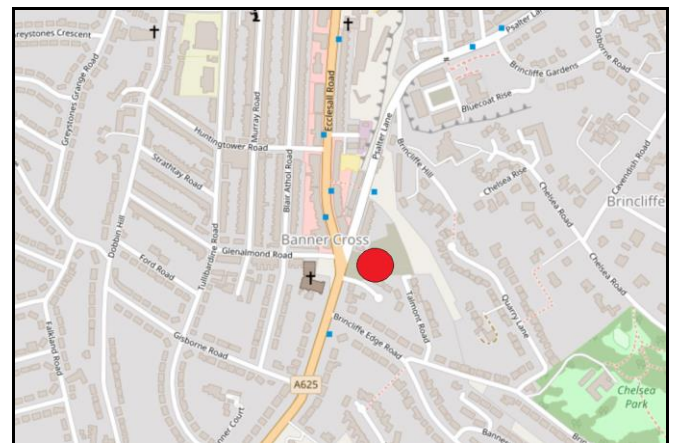
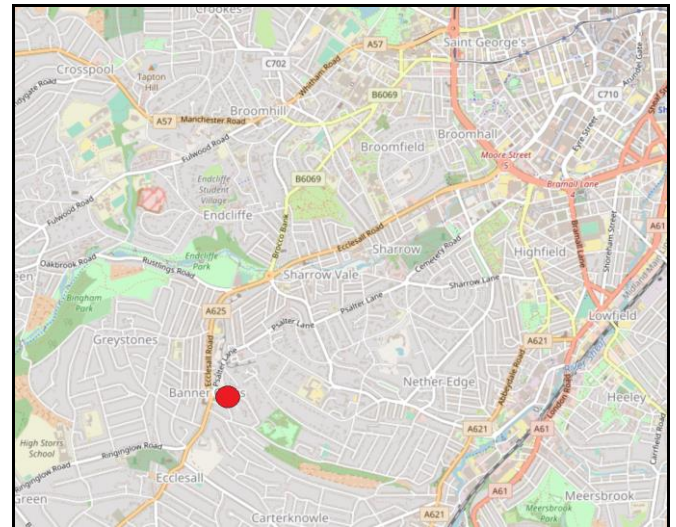
The premises will be assessed following refurbishment.

RATES

The premises will be reassessed for business rates on completion of the works.

LEASE

The premises are available on a long lease on terms to be agreed. Rent on application.



VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agents, Martin Crosthwaite at Crosthwaite Commercial on 0114 272 3888 or email martin@crosthwaitecommercial.com

SUBJECT TO CONTRACT AND AVAILABILITY
February 2020

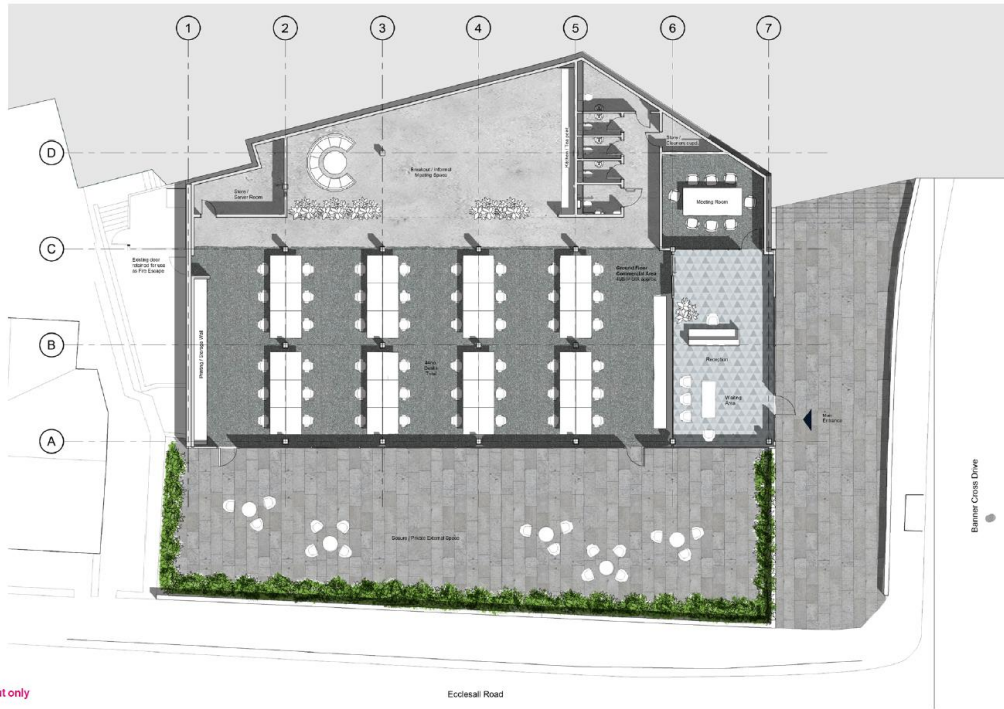


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Proposed ground floor plan



Indicative layout only

Cartwright Pickard Primesite UK – Banner Cross Showroom

Proposed first floor plan



Indicative layout only

Cartwright Pickard Primesite UK – Banner Cross Showroom