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Unique City Centre Office Accommodation Delivering an Aspirational Working Environment Within the City Centre

**Fourth Floor, Belgravia House, 115 Rockingham Street,
Sheffield, S1 4EY**

To Let

- 4,032 sq ft (374.6 sq m)
- Attractive office accommodation
- Located just off West Street and Division Street, benefiting from fabulous staff amenity, including bars, restaurants, retail and close to the University of Sheffield
- 2 on site secure car parking spaces, located just off West Street, which is served by regular bus services and Supertram. Note: Q Park car park, which can offer contract car parking spaces is within 1 minute walk

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Location

The subject accommodation forms part of Belgravia House, a unique refurbished property ideally situated fronting on to Rockingham Street.

Rockingham Street is well placed within Sheffield Centre, close to West Street, one of the main arterial routes through the city centre and is therefore well placed to benefit from excellent access to a wide variety of amenities, as well as to public transport with a number of bus and Supertram services running close by and Sheffield train station is also within close proximity.

The property is within a short walk of the main University of Sheffield campus.

Description

Belgravia House has been refurbished in a sympathetic art deco style, providing unique office accommodation within the Heart of the City Centre

The available accommodation is accessed via a shared entrance, from which there is lift and staircase access to the Fourth Floor. Internally, the accommodation is predominantly open plan with 2 mezzanine balcony areas, where there is open plan/partitioned office accommodation.

The accommodation has the benefit of the following specification:-

- Open plan floor plates
- Modern meeting rooms
- Refurbished wooden floors with electricity and data cabling points
- Double height windows
- Server room

- Male, female and disabled WC facilities
- Cat 6 data cabling
- Modern kitchen facility
- Air conditioning to be installed
- Lift access to upper floors

The property was nominated for Inspired Spaces North award. View online [here](#).

The Accommodation

From our measurements taken on site, we understand that the accommodation provides the following net internal floor area:-

4,032 sq ft (374.6 sq m).

Availability

The accommodation is available for immediate occupation by way of a new lease on terms to be agreed at a quoting rental of £15.00 per sq ft per annum, exclusive.

Rateable Value

The accommodation currently has a rateable value of £23,250.

Interested parties are advised to make their own enquiries within the Rating Department of Sheffield City Council.

VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.

Costs

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

Important Notice

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Viewing & Further Information

Please contact the sole agents:

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View online video of the space [here](#).

