



TO LET

RETAIL & LEISURE

i-Quarter, Blonk Street, Sheffield



◆◆ **ICONIC GLASS BUILDING**

◆◆ **12,000 SQFT AVAILABLE**

◆◆ **SUITABLE FOR RETAIL, BARS & RESTAURANTS**

◆◆ **GOOD RESIDENTIAL AND OFFICE CATCHMENT**



Location

The i-Quarter benefits from the newly repositioned inner ring road providing easy access to the Sheffield Parkway and M1 motorway.

The key business district offers excellent facilities for staff members and visitors with access to Ponds Forge Leisure Centre and is surrounded by a number of good quality hotels including The Hilton, Macdonald St. Paul's Hotel, Holiday Inn and Travel Lodge.

The property is located 5 minutes walk from the train station and two minutes from major tram and bus networks.

Description

The i-Quarter is a development leading the transformation of Sheffield's riverside. Its iconic 17 storey glass tower provides a landmark for this stunning £25 million scheme.

The i-Quarter is a mixed-use development that includes 123 apartments, upto 12,000 sqft of ground floor retail space and up to 9,449 sqft of prime office accommodation.

Accommodation

The development comprises the following units

Unit	Size (sqft)	Size (sqm)	Use Class
1	3,832	447	A3
2	1,474	137	A1
3	1,743	162	A1
4	2,368	220	A3/ A4
5	2,583	240	A3

Rents

Information regarding the rent is available upon application to the Letting Agents. Incentives available subject to covenant.

Terms

The units are available on new leases for terms for periods in multiples of 5 years.

Costs

Both parties will be responsible their own legal and professional costs incurred in this transaction.

Planning

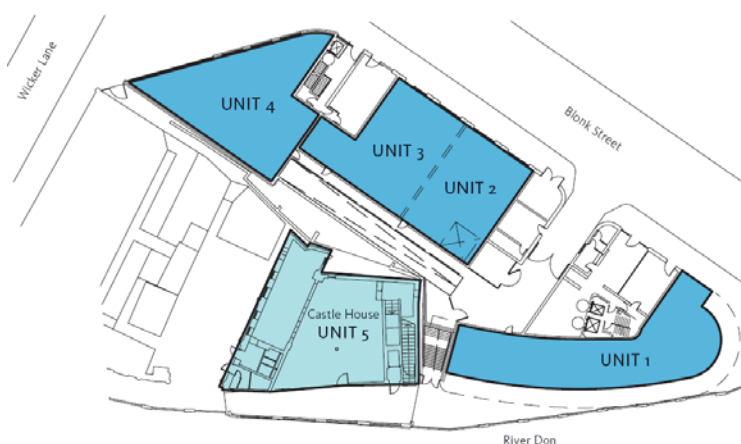
For further information regarding planning consent on any of the units please contact the Letting Agents

Rates

To be announced from the VOA following completion of the scheme.

VAT

Where applicable VAT will be charged at the subsisting rate.



All Enquiries to Sole Agents

Jamie Smyth - 07725799437 or Jack Smith - 07515198715

LWE Commercial Property Advisers | 46 Netherhall Road | Doncaster | DN1 2PZ

Tel: 01302 361445 | Fax: 01302 739913 | E: enquiries@LWEstates.com | www.LWEstates.com

Ref:210-19

Misrepresentation Act 1967 and property Misdescriptions Act 1991. These details are provided only as a general guide to the property being offered on behalf of clients and remain subject to Contract and lease. The details herein should not be relied upon without survey, inspection and independent measurement. Nobody in the employment of LWE Ltd has the authority whatsoever to warrant information contained herein.