

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

To Let (May Sell)

22 Wilkinson Street, Sheffield S10 2GB



- **Grade II Listed Office Building**
- **4,390 sq ft Net Internal Area**
- **Central Location adjacent to Inner Ring Road**
- **13 Car Parking Spaces**
- **To Let (May Sell)**

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LOCATION

The premises occupy a prominent location fronting Wilkinson Street with a side elevation to Upper Hanover Street, part of Sheffield's inner ring road. There is a mixture of office, residential and educational uses in the vicinity. Hallamshire, Weston Park and Sheffield Children's Hospitals, the University of Sheffield main campus and the city centre are all within easy walking distance.

DESCRIPTION

The property comprises a detached Grade II Listed office building with parking to both the front and rear along with some landscaping.

The property has been extended over the years and provides a mixture of open plan offices on the ground floor and a variety of room sizes upstairs.

In addition, there are 13 car parking spaces, 8 at the front and 5 to the rear, although this number could be increased by double parking.

ACCOMMODATION (Approx net internal areas)

Ground Floor	2,523 sq ft	(234.4 sq m)
First Floor	1,246 sq ft	(116.0 sq m)
Second Floor	621 sq ft	(57.7 sq m)
Total	4,390 sq ft	(408.1 sq m)



PLANNING

The premises currently have consent for offices and are Grade II Listed, believed to have originally been built as a home in c1840 although with a number of 20th century additions. The property sits in the Hanover Conservation Area and is within a Mixed Use area in the UDP.

RATING ASSESSMENT

Offices and Premises Rateable Value £40,000

LEASE

The property is available to let on a new lease for a term to be agreed, subject to periodic reviews.

RENT

Offers in the region of **£50,000 per annum** are invited.

SALE

Alternatively, our clients may consider a sale of their freehold interest in these premises.

PRICE

Offers in the region of **£600,000** are invited.

VAT

VAT will be payable on the purchase price and/or rent.

MONEY LAUNDERING

To comply with Money Laundering Regulations, purchasers will be required to provide identification documentation together with confirmation of the source of funding. Further details on request.

VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agents, Crosthwaite Commercial - Mark Holmes on 0114 272 3888 or email mark@crosthwaitecommercial.com



SUBJECT TO CONTRACT AND AVAILABILITY

June 2019