

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

To Let

1 Ecclesall Road South, Sheffield S11 9PA



- Opportunities for Leisure, Restaurant, Retail or Office Uses
- Up To 8,450 sq ft
- Large Car Parking Provision
- Exceptional Location with Main Road Frontage
- Expressions of Interest from Occupiers Invited

www.crosthwaitecommercial.com

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.

DESCRIPTION

The front showroom building is available to let as a whole or in parts. Plans are available showing the ground floor split into 3 shop units with a gym at upper level. Other uses and configurations will be considered and space exists for outdoor seating areas.

The upper floor of the rear workshop building has been let to a firm of accountants and the lower floor is to be converted to a car park with a capacity for around 35 cars plus motorcycle and cycle parking.

ACCOMMODATION (Approx gross internal areas)

Upper Ground Floor	3,270 sq ft	303.8 sq m
Lower Ground Floor	5,180 sq ft	481.2 sq m
TOTAL	8,450 sq ft	785.0 sq m

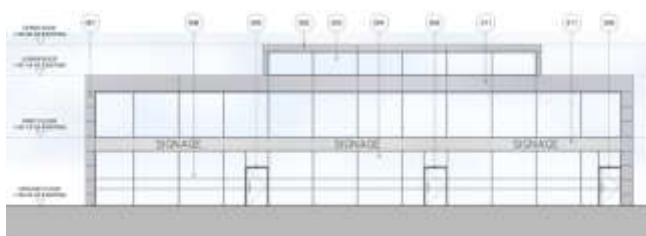
OPPORTUNITIES

We are inviting expressions of interest from occupiers for individual units or the whole.

PLANNING

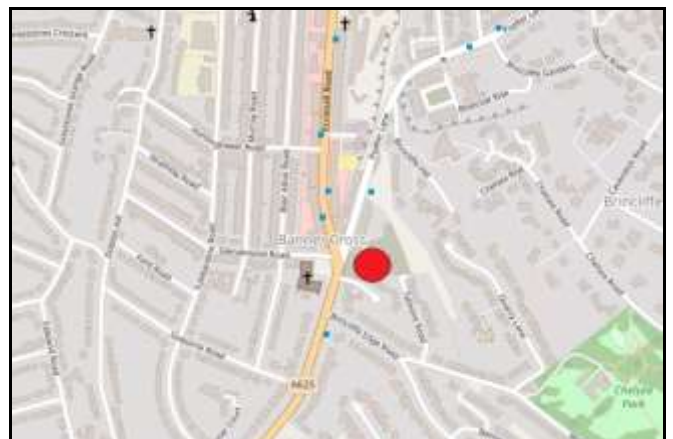
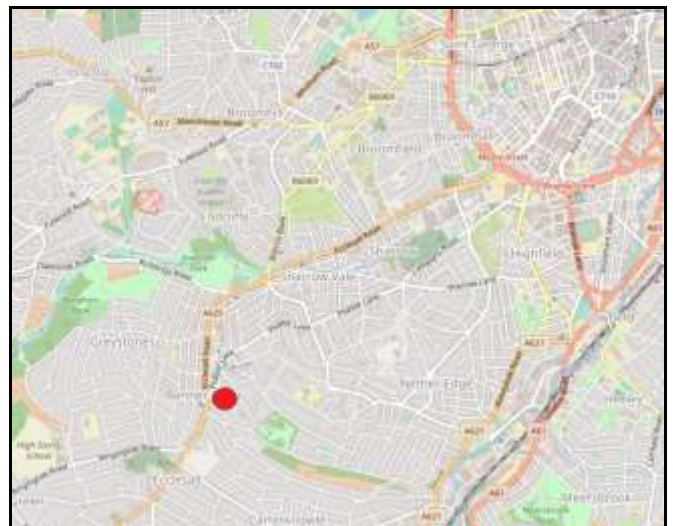
A planning consent is anticipated for use of the upper floor and part of the ground floor of the showroom for a 24 hour gym with retail/restaurant uses on the remainder of the ground floor. Other uses will, however, be considered.

Further details are available on request.



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
March 2019



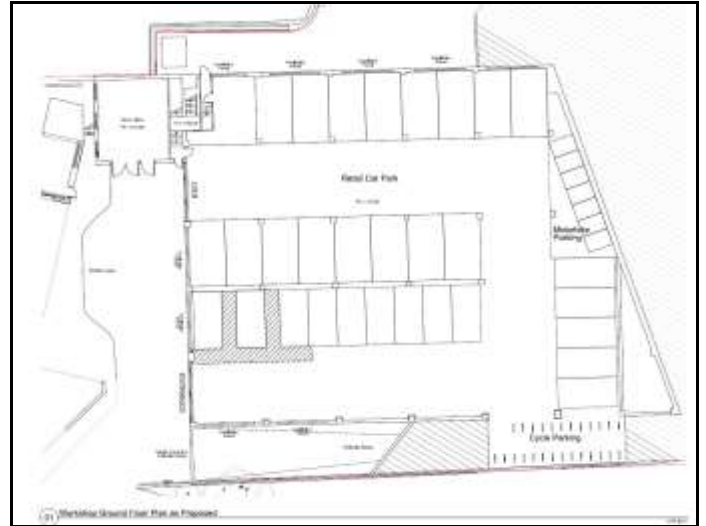
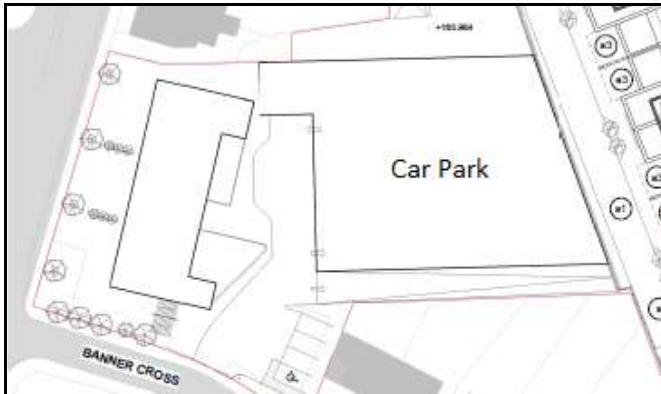
Crosthwaite
COMMERCIAL

T 0114 272 3888

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

Site Plan

Parking Area



Lower Ground Floor

Upper Ground Floor

