

Property Consultants



T 0114 272 3888

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

To Let

Unit 3 Daisy Spring Works, Dun Street, Kelham Island, Sheffield S3 8DW



- **Self-Contained Office Suite with Air-Conditioning**
- **Benefits from a High Quality Existing Fit Out**
- **'Plug and Play' - High Speed Fibre Connectivity**
- **Fully Fitted Kitchen**
- **In Prime Kelham Island**
- **1,609 sq ft (159.5 sq m)**

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LOCATION

The unit is located in Daisy Spring Works on Dun Street, accessed directly off Penistone Road (A61), in the popular Kelham Island area of Sheffield. Shalesmoor Tram Stop is situated directly opposite the property.

Kelham Island is a thriving location and there are excellent amenities for staff in the immediate vicinity with an eclectic mix of restaurants, bars and coffee shops.

Notable occupiers surrounding Daisy Spring Works include The Fat Cat, Domo, The Grind Café, Salt Brewery and Craft and Dough.

DESCRIPTION

The self-contained, ground floor, office suite benefits from a high quality, existing fit out. The space is arranged as a main office area, two glass partitioned meeting rooms to the rear of the unit and a large, open kitchen / break out area. The kitchen is fully fitted with an electric hob, microwave and an oven.

There are also separate male and female WC's, along with a shower.

The space benefits from air-conditioning, quality laminate flooring, a suspended ceiling and is fully cabled so an occupier can 'plug and play' and be up and running immediately.

There are full height windows, part frosted for privacy, so there is excellent natural light.

ACCOMMODATION

(All net areas are approximate)

Ground Floor **1,609 sq ft** **159.5 sq m**



LEASE

A new lease is available directly from the landlord for a term by arrangement.

RENT

£29,750 per annum exclusive.

VAT

The building is elected for VAT.

RATING

The unit is rated as Offices and Premises with a 2017 Rateable Value of £19,500.

ENERGY PERFORMANCE CERTIFICATE

Certificate available on request.

LEGAL COSTS

Each party are to be responsible for the payment of their own legal costs in connection with this transaction.

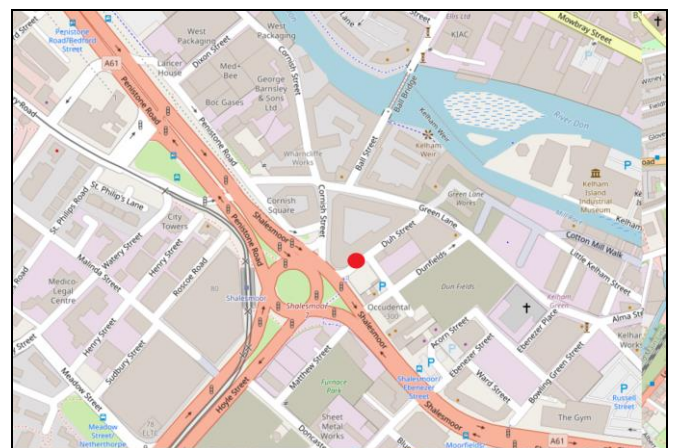
VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agent detailed below.

Tom Shelton - Crosthwaite Commercial

tom@crosthwaitecommercial.com

07738 335 482



SUBJECT TO CONTRACT AND AVAILABILITY
December 2023



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