

# GREEN LANE WORKS

RETAIL / LEISURE / OFFICE SPACE TO LET

LITTLE KELHAM, SHEFFIELD S3 8SJ

READY FOR OCCUPATION

UNIT 1 — 1,047 SQFT / 97 SQ M

UNIT 2 — 1,300 SQFT / 121 SQ M







# Available to let

UNIQUE RETAIL & LEISURE SPACES  
BUILT FOR YOUR BUSINESS

Green Lane Works has a unique ground floor retail and leisure space with an opportunity for the occupier to shape the fit out of the new unit to suit their requirements. This versatile space comprises an open plan unit with a large outside seating area to the front of the building. Facing directly onto Green Lane and positioned in the heart of the popular Little Kelham development. This space sits in a prime location within Kelham Island, so you'll always be on view.

## AT A GLANCE

- Ground floor space - Unit 1 — **1047 sqft** & Unit 2 — **1,300 sqft**
- Iconic location surrounded by vibrant businesses
- Well suited to restaurant, cafe or retail use
- Further development of 114 homes underway nearby
- Excellent transport links
- Prominent, accessible location
- Situated in the heart of Kelham Island, named the UK's greatest neighbourhood by the Academy of Urbanism Awards

# The Space

POSITIONED IN THE HEART OF KELHAM ISLAND, NAMED THE UK'S GREATEST NEIGHBOURHOOD BY THE ACADEMY OF URBANISM AWARDS, THIS RETAIL / LEISURE SPACE WOULD ALLOW YOUR BUSINESS TO REAP THE BENEFITS OF THE EVER INCREASING LEVELS OF FOOTFALL TO THIS POPULAR AREA OF SHEFFIELD.

Fronting Green Lane Works the unit looks out on a small landscape area with the potential for outside seating (subject to planning) and forms part of the popular Little Kelham Development.

There is excellent visibility from Green Lane along with signage opportunities on the main building and in the full height windows.

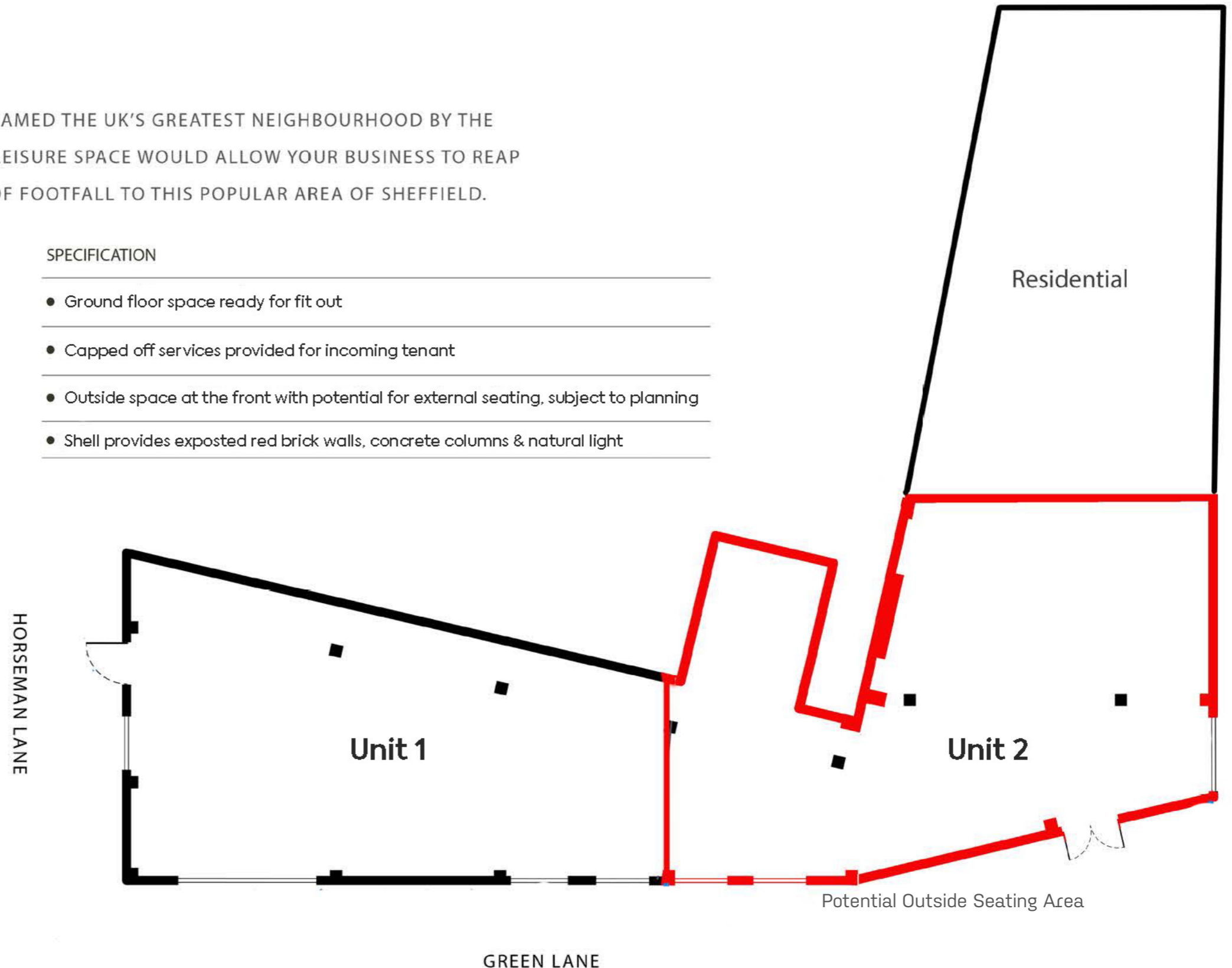
## SPECIFICATION

- Ground floor space ready for fit out
- Capped off services provided for incoming tenant
- Outside space at the front with potential for external seating, subject to planning
- Shell provides exposed red brick walls, concrete columns & natural light

Rating: The unit will be assessed post category A fit out

VAT: Is to be paid at the prevailing rate

Price: Unit 1 - £18,500 per annum  
Unit 2 - £22,000 per annum





# The Perfect setting for your business

KELHAM ISLAND IS SHEFFIELD'S CREATIVE QUARTER, STEEPED IN HISTORY, AND HOME TO A WIDE RANGE OF BUSINESSES. LITTLE KELHAM IS AT THE CENTRE OF IT ALL, WITH A CAPTIVE AUDIENCE, IT'S THE PERFECT PLACE FOR YOUR VENTURE.

## Incredible Heritage

Green Lane Works was once at the heart of a revolution, and now it is again. Base your business in a place that draws on the best of the past to shape the future.

The original Green Lane Works were established in 1795 by Hoole and Company, manufacturers of stove grates and fenders. Henry E. Hoole was later elected Lord Mayor of Sheffield and had major alterations carried out to the works. Today Green Lane Works has been carefully restored to maintain all of its original features, and also function at the cutting edge of sustainability.

## Restaurants and Cafés

Little Kelham hosts the Stew & Oyster and Domo, but the vibrant scene stretches beyond. The wider area is home to Peddler Market, Cutlery Works, Church – Temple of Fun and many more destinations. With such fantastic places right on your doorstep, you'll be in great company.

## Eagle Works

Close to Green Lane Works sits Eagle Works, an office building restored back to its former glory. It is home to a host of local businesses where over 80 people work.



“LITTLE KELHAM SLOTS PERFECTLY INTO THE KELHAM ISLAND QUARTER. THE SCHEME RECONCILES THE CHARACTER OF THE EXISTING SITE WITH THE STYLE OF THE NEW BUILDINGS”  
*Now Then Magazine*





# Making Your Business Sustainable

EVERY CITU COMMERCIAL SPACE IS BUILT TO HELP YOU AND YOUR TEAM REDUCE YOUR CARBON FOOTPRINT.

1.

## **Renewably Powered**

The electricity for your business will come from 100% renewable sources - so you can do what you do best while reducing your carbon footprint.

2.

## **On Site Solar Energy**

159 kilowatts of solar panels have been installed at Little Kelham - that's enough to power 2,200 LED light bulbs all year round. This energy is shared across the whole development.

3.

## **Biomass Heating**

Green Lane Works is heated by sustainably sourced biomass, keeping you warm with a low-carbon heat source.

4.

## **Smart Technology**

Your space is controlled by the Actuate app, which lets you track electricity, heating and water usage on the go, saving your business energy and money.

5.

## **Sustainable Transport**

With the Supertram, train station and bus routes close by, it's easy to get to Little Kelham without a car - great for your customers, and great for the planet - plus bike racks are available for cyclist commuters.





**The Grind**  
1 minute walk



**Domo**  
1 minute walk



**Kelham Museum**  
3 minute walk



**Stew & Oyster**  
1 minute walk



**The Fat Cat**  
2 minute walk



**Isabella's**  
1 minute walk

# The Location

LITTLE KELHAM IS SUPER-CONNECTED TO SHEFFIELD'S PUBLIC TRANSPORT SYSTEM, WITH BUSES AND TRAMS RIGHT ON YOUR DOORSTEP. THE CITY'S TRAIN STATION IS JUST A SHORT WALK AWAY, SO ITS EASY FOR YOU AND YOUR CUSTOMERS TO DITCH THE CAR AND SAVE THE PLANET ONE STEP AT A TIME.

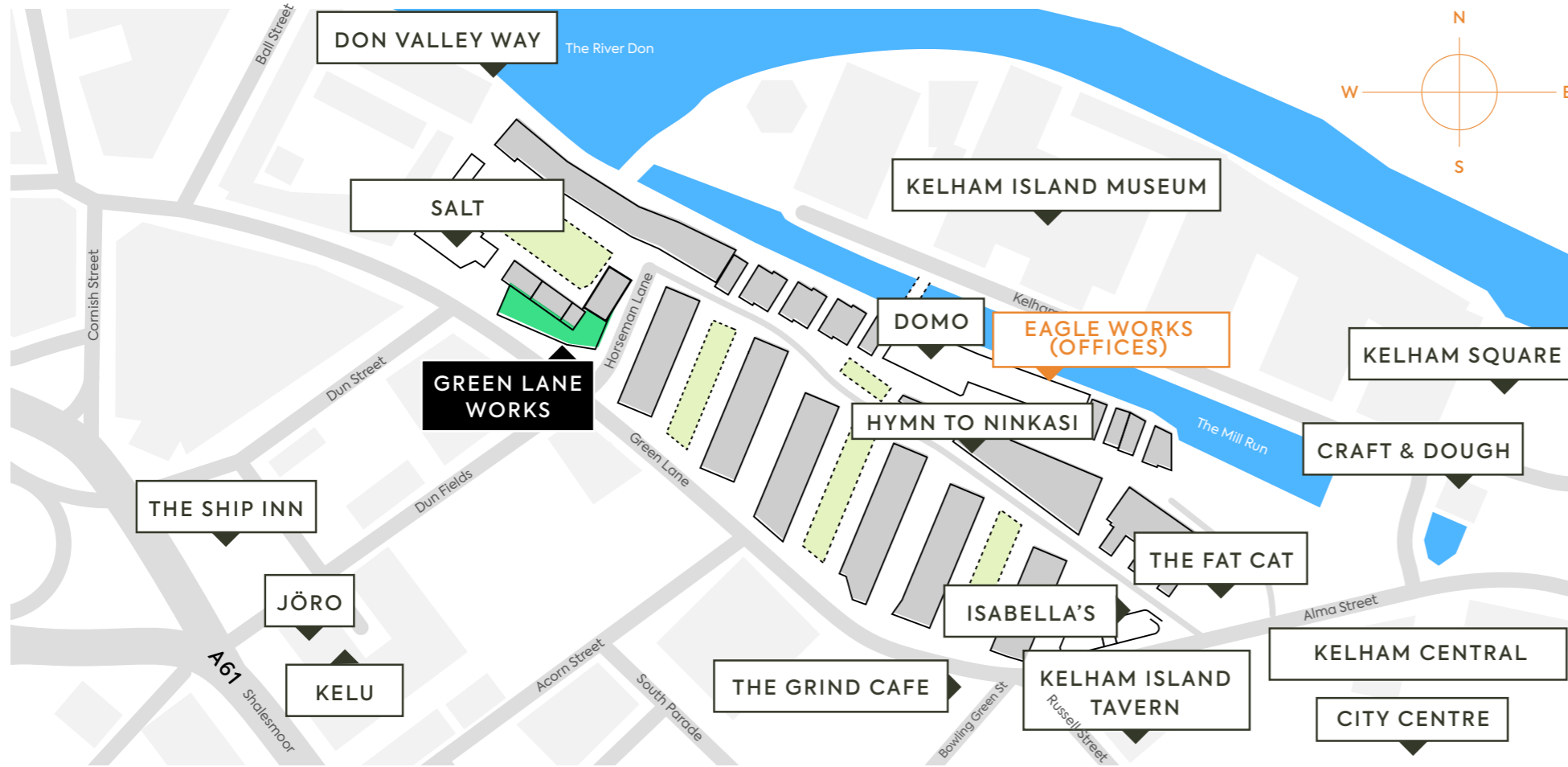
## Nearby:

## Your customer base:

- Sheffield Train station: 20 minute walk
- Sheffield City Centre: 10 minute walk
- Central Quay 1 minute walk
- The Depot: 8 minute walk
- Isabella's cafe-bar 1 minute walk
- Jöro: 2 minute walk
- Sheffield Hallam University: 18 minute walk
- The Gym: 3 minute walk
- Sheffield University: 10 minute walk

- Based in the heart of Little Kelham, an existing sustainable housing of 150 homes with plans for Kelham Central adding a further 114 homes.
- 1,400,000 catchment population
- 920,250 workforce catchment
- Two large universities, home to over 63,000 students
- 91,900 business, professional and financial service employees
- Ranked number 7 in the best places to start and grow a business in the UK (Start-ups city index)





# The Location

## GREEN LANE WORKS AT KELHAM ISLAND

- Green Lane Works
- Residential
- Open / green space

Green Lane Works forms part of the wider Little Kelham mixed use development in the increasingly popular Kelham Island – one of the most desirable places to live, work and socialise in Sheffield.

The Little Kelham development is positioned in the heart of Kelham Island, stretching along Green Lane and wrapping the corner of Horseman Lane. It has easy access to the Sheffield Ring Road, with Shalesmoor Supertram and the train station a short walk away. It's easy to get to Kelham without a car – great for your customers, and great for the planet. It is also located right along the Don Valley Way, a 29 mile walk between Doncaster and Sheffield along the River Don, bringing extra footfall to the area.

The unit itself is located at the west end of Little Kelham, next to the popular Salt bar and close to Domo, the Sardinian restaurant. Other occupiers nearby include, The Grind cafe, The Fat Cat, Jöro and Kelu, amongst others. This space is very much on the Kelham Island bar/restaurant circuit.



# Ready when you are

GIVE YOUR BUSINESS A SUSTAINABLE FUTURE WITH  
A BASE IN GREEN LANE WORKS IN LITTLE KELHAM.

**THIS SPACE IS READY TO OCCUPY.**

FOR MORE INFORMATION AND TO BOOK A VIEWING  
PLEASE CONTACT JOINT AGENTS:

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“CITU CAME ALONG WITH A TWENTY-FIRST CENTURY  
VISION, WHICH HAS NOW BEEN REALISED”

*Hillary Benn MP*

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## AN AWARD-WINNING PLACE TO BE

### THE GUARDIAN:

SUSTAINABLE BUSINESS AWARDS

2014 Winner – Little Kelham

### ROYAL INSTITUTE OF CHARTERED SURVEYORS:

BEST RESIDENTIAL DEVELOPMENT

2014 Winner – Little Kelham

### CONSTRUCTING EXCELLENCE AWARDS:

SUSTAINABILITY

2015 Winner – Little Kelham

### RISE AWARDS:

BEST SUSTAINABLE DEVELOPMENT

2015 Winner – Little Kelham

### RISE AWARDS:

SUSTAINABLE DEVELOPMENT & ENERGY

2017 Winner – Little Kelham

#### Misrepresentations Act:

Details prepared 2021

Subject to Contract

(1) The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract.

(2) All descriptions, dimensions, reference to

condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

(3) All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.