

GREEN LANE WORKS

RETAIL / LEISURE / OFFICE SPACE TO LET

LITTLE KELHAM, SHEFFIELD S3 8SJ

READY FOR OCCUPATION

2,347 SQFT / 218 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 boasting 2,347 square feet of accommodation, with an opportunity for the occupier to shape the fit-out of the unit to suit their requirements. This versatile, highly desired space offers a large, open-plan, glass-fronted area, that's ready to home your venture. Facing directly onto Green Lane, and positioned right next to the newly restored Green Lane Works Clock lower, this space sits in a prime location within Kelham Island so you'll always be on view

AT A GLANCE

- | Ground floor space of **2,347 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) with an additional view of the iconic heritage clock tower of Green Lane Works.

The occupier will benefit from a unique shaped unit with two existing entrances, one off Green Lane and another directly under the Tower. The space provides character internally with exposed concrete columns and red brick. Due to the two entrances the unit could be space planned to suit the different uses. There is a room position to the north of the unit well suited for back of house/WCs.

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

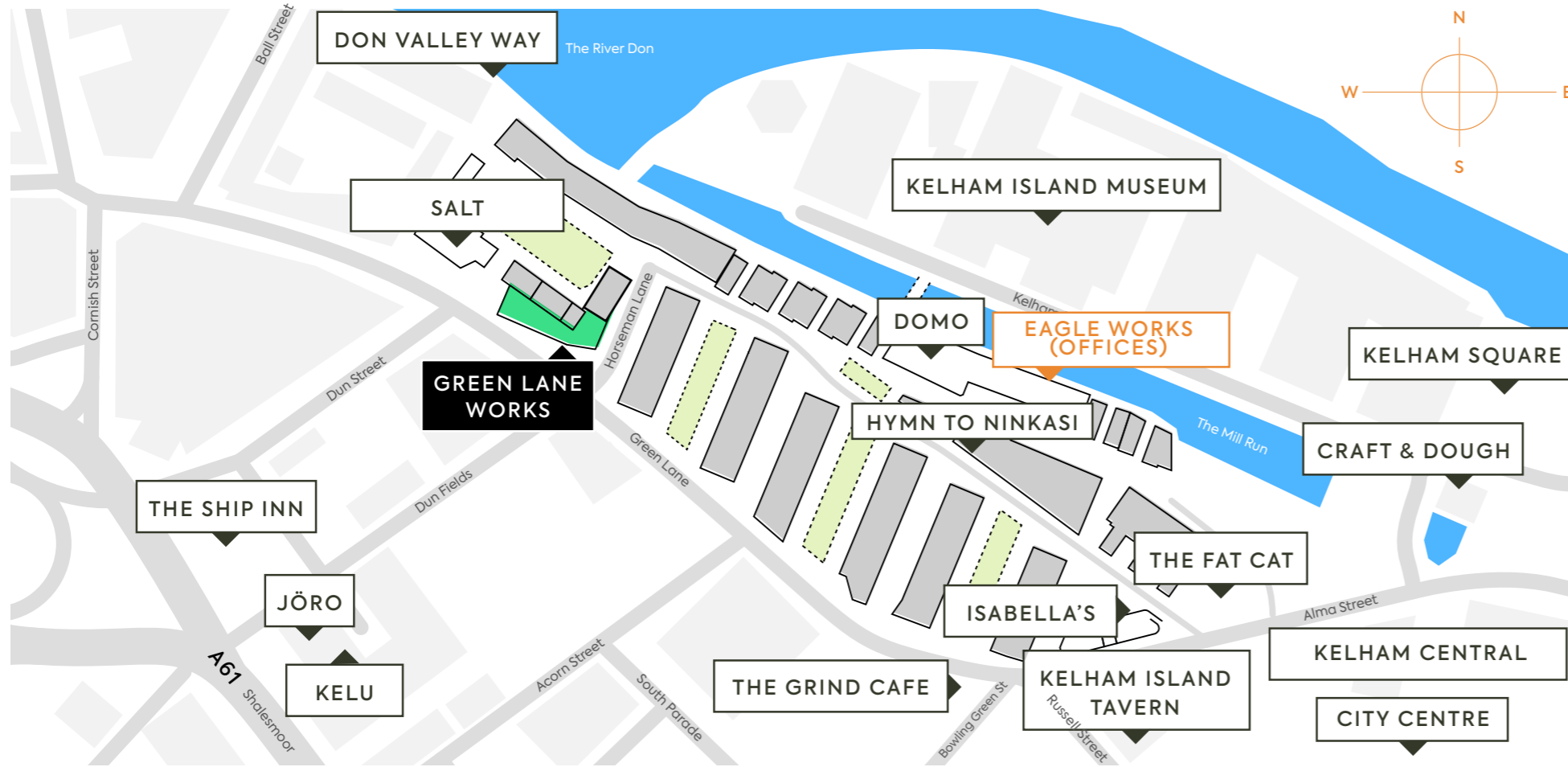
Rating: The unit will be assessed post category A fit out

VAT: Is to be paid at the prevailing rate
Price: £40,000 per annum

SPECIFICATION

- Potential to create two separate units of 1,047 sqft & 1,300 sqft
- 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





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

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.