

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

To Let

Champion Works, 35 Gordon Road, S11 8XY



- **Suburban Office/Studio Space**
- **First and Second Floor Accommodation Split into 4 Units**
- **221-1,957 Sq Ft of Space Available**
- **Excellent Location in the Heart of Sharrow Vale**
- **Immediately Available**
- **To Let On a New Lease**

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LOCATION

The property is prominently located in the Sharrow Vale area of Sheffield off Gordon Road, approximately 1.6 miles South-West of Sheffield City Centre. The premises are located directly behind the exciting new Dyson Place development, which comprises of a vibrant mix of retail/restaurant/café occupiers including Tonco, Iberico and Cornerstone, alongside offices and apartments. Dyson Place is a hidden gem at the centre of the busy Sharrow Vale area.

DESCRIPTION

The premises comprise of first and second floor office/studio space which is split by way of two units on each floor. The space is open-plan in layout and benefits from the following specification, Including: -

- LED lighting
- Contemporary Flooring
- Intercom system
- Kitchen & W.C facilities
- Broadband

ACCOMMODATION (Approx gross internal areas)

Unit 1 (Ground Floor)	285 sq ft	26.5 sq m
Unit 3 (First Floor)	NOW LET	
Unit 4 (First Floor)	NOW LET	
Unit 5 (Second Floor)	221 sq ft	20.5 sq m
Unit 6 (Second Floor)	NOW LET	

The space can be combined/split to suit occupier requirements.



RATES

The premises will be assessed for rates following completion of the building and fitting-out works.

EPC

The building has an Energy Rating of B.

LEASE

The units are available to let on easy in/out terms with a simple contract and 3 month notice period.

RENT

Unit 1 - £8,000 per annum - **AVAILABLE**

Unit 3 - £7,000 per annum - **NOW LET**

Unit 4 - £22,800 per annum – **NOW LET**

Unit 5 - £6,000 per annum – **AVAILABLE**

Unit 6 - £11,900 per annum – **NOW LET**

VAT

The rent will be subject to VAT.

PLANNING

The premises benefit from an E class planning consent. This allows the premises to be used for A2 (professional services), B1 (Offices) and D1 (clinics, health centre and day nursery) uses, without the need for a change of use. Other uses may be considered subject to planning.

LEGAL COSTS

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

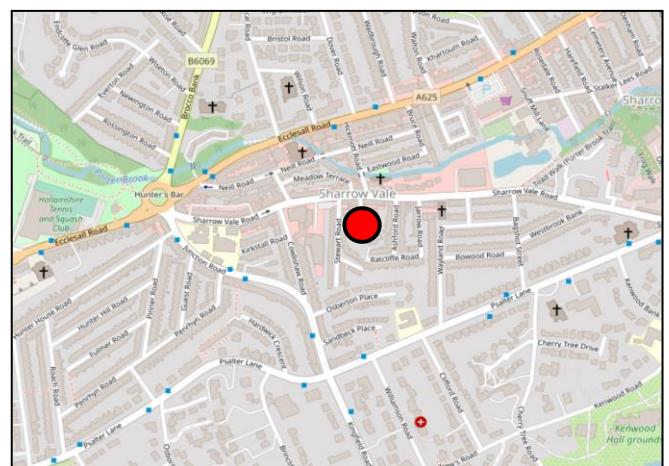
VIEWING ARRANGEMENTS

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

Mark Holmes – Crosthwaite Commercial

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07738 275 226



SUBJECT TO CONTRACT AND AVAILABILITY
January 2024

Updated



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FIRST AND SECOND FLOOR PLANS

