

Property Consultants



Crosthwaite
COMMERCIAL

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

To Let

Dun Works, Green Lane, Sheffield S3 8EY



- **New Build Offices To Let**
- **Four Self-Contained Offices in the Heart of Kelham Island**
- **Currently in Shell Condition Ready for an Occupiers Fit Out**
- **Units From 911 sq ft (84.6 sq m) to 4,129 sq ft (383.6 sq m)**
- **Only £10 Per Sq Ft!!**

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LOCATION

The property is located on the south side of Green Lane in the heart of Kelham Island in Sheffield and forms part of the commercial space at the relatively new build Dun Works development.

The Sheffield Ring Road (A61) and Shalesmoor Tram Stop are a short distance away, making the building extremely accessible. There are also numerous bus routes close by providing access to a variety of locations in the city and further afield.

Kelham Island itself is a very popular residential location and is also the home to a variety of retail and leisure occupiers who service the area, as well as a number of office occupiers. Opposite the scheme is SALT with other notable businesses in close proximity including Domo, The Fat Cat, The Grind Café, Saw Grinders Union and Isabellas.

DESCRIPTION

There are four commercial units available in the building; three on the ground floor and one on the lower ground floor. Units 1 and 2 are accessed directly from Green Lane, while Units 3 and 4 are accessed from a courtyard inside Dun Works.

All four units are currently in 'shell' condition and would require a full fit before being ready for occupation. The units are regular in shape and are of an attractive size.

ACCOMMODATION (Approx areas)

Unit 1	1,055 sq ft	98.0 sq m
Unit 2	911 sq ft	84.6 sq m
Unit 3	1,004 sq ft	93.3 sq m
Unit 4	1,159 sq ft	107.7 sq m
Total	4,129 sq ft	383.6 sq m



TENURE

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

RENT

We are quoting £10 per sq ft.

RATING

The business rates will be assessed upon completion of the fit out of each unit.

ENERGY PERFORMANCE CERTIFICATE

EPCs will be produced once the units are in a habitable condition.

VAT

The building is VAT elected.

PLANNING

We understand the units have planning for office use which now falls under category 'E' of the new Use Class Order, applicable as of 1st September 2020.

LEGAL COSTS

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

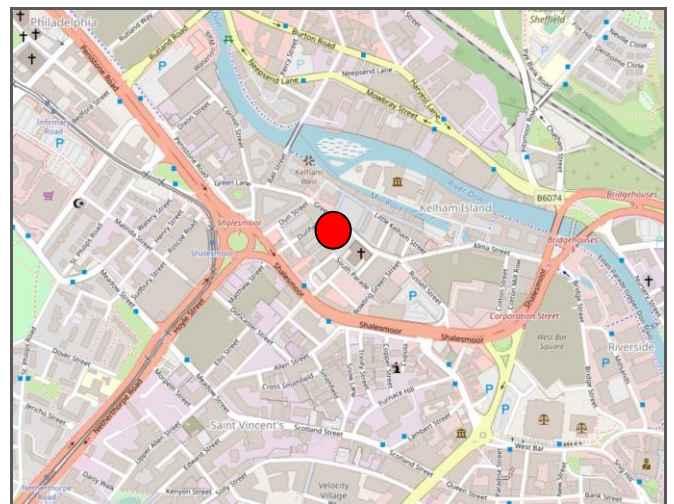
VIEWING ARRANGEMENTS

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

Tom Shelton - Crosthwaite Commercial

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SUBJECT TO CONTRACT AND AVAILABILITY

February 2024