

Property Consultants



Crosthwaite
COMMERCIAL

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

To Let

Kiosks Within Noa's Arc at 6 ½ Dyson Place, Sharrow Vale, Sheffield S11 8XX



- **Ground Floor Retail Kiosks Within Noa's Arc**
- **Rare Opportunity Within Dyson Place Development**
- **Adjacent to Sharrow Vale Road**
- **108 Sq Ft (10 Sq M)**
- **Flexible Contracts Available**

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LOCATION

Dyson Place is a new courtyard scheme approached from Sharrow Vale Road with an access between J.H. Mann Fishmongers and The Mediterranean Restaurant.

Sharrow Vale is a sought-after south Sheffield suburb with a mixed community and Sharrow Vale Road is a vibrant and popular retail/leisure destination due to its variety of independent shops and eateries and its proximity to Ecclesall Road.

DESCRIPTION

The kiosks are situated in 6 ½ Dyson Place, within Noa's Arc. Each Kiosk is approximately 10 sq m and would be a great space for a new retailer to have some floor space on flexible contract terms.

Dyson Place comprises a range of commercial elements, in addition to 14 apartments for rent.

ACCOMMODATION

(All gross areas being approximate)

Kiosk 1 - 4	108 sq ft	10 sq m
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LEASE

The units are available to let on flexible in/out terms with a simple contract.

RENT

£600 per month.

The rent will be inclusive of all services.

MONEY LAUNDERING

In order to comply with Money Laundering Regulations, ingoing tenants will be required to provide identification documentation.

VIEWING ARRANGEMENTS

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

Charlie Appleyard – Crosthwaite Commercial

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SUBJECT TO CONTRACT & AVAILABILITY February 2024

