

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

To Let

Merchants Court, 43 Mowbray Street, Sheffield, S3 8EN



- **Exciting New Development in the Heart of Neepsend**
- **Suitable for a Variety of Occupiers / Uses**
- **Excellent Location Fronting Mowbray Street**
- **480 – 9,300 Sq Ft Available Immediately**
- **Close Proximity to Kelham Island**

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LOCATION

The property is located on Mowbray Street in the heart of Neepsend – on the northern fringe of Sheffield City Centre.

The development is in close proximity to an eclectic mix of exciting occupiers including The Mowbray, Riverside Kelham, 92 Burton Road and Peddler Market.

Kelham Island is on the opposite side of the River Don, where there are a number of new developments taking place to add to an already large critical mass of people.

There is easy access to the Sheffield Ring Road and Shalesmoor Tram Stop is located a short walk away, meaning the property is extremely accessible.

DESCRIPTION

The property has recently undergone full refurbishment to provide units that are modern but retain original character.

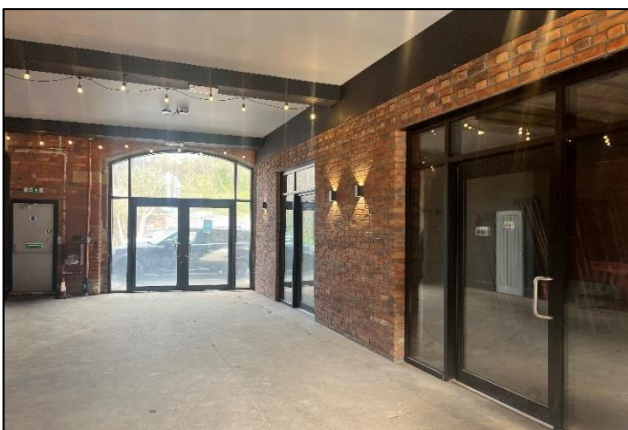
The units vary in size and frontage, with some containing balconies and mezzanine levels and others with bi-fold doors that lead into the external shared courtyard area.

All units are currently in shell condition, ready for tenant's fit-out. They are suitable for a variety of commercial uses including café/restaurant, salon, office or retail/leisure use.

ACCOMMODATION

(All net areas are approximate)

Unit 1a	496 sq ft	46.06 sq m
Unit 1b	488 sq ft	45.30 sq m
Unit 2 (under offer)	930 sq ft	86.4 sq m
Unit 3	979 sq ft	90.91 sq m
Mezzanine	419 sq ft	38.94 sq m
Unit 4	330 sq ft	30.70 sq m
Unit 5	764 sq ft	71.00 sq m
Unit 6	1,530 sq ft	142.11 sq m
Unit 8	649 sq ft	60.30 sq m
Terrace	289 sq ft	26.88 sq m
The Loft	2,348 sq ft	218.18 sq m



RENT

See schedule below.

LEASE

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

VAT

The rent will be subject to VAT.

RATING

To be assessed.

SERVICE CHARGE

The service charge is currently running at approximately £3.07 per sq ft.

ENERGY PERFORMANCE CERTIFICATE

To be assessed.

LEGAL COSTS

Each party are to be responsible for the payment of their own legal costs 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

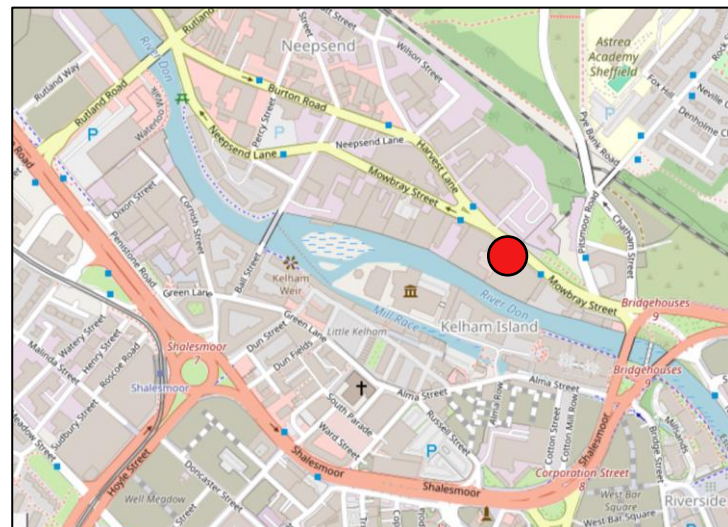
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SUBJECT TO CONTRACT AND AVAILABILITY

March 2024



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Unit	Sq Ft	Rent Per Sq Ft	Rent per Annum
1A	496	£20	£9,920
1B	488	£20	£9,760
Unit 3	979	£20	£19,580
(Mezzanine)	419	£15	£6,285
Total	1,398		£25,865
Unit 4	330	£20	£6,600
Unit 5	764	£20	£15,280
Unit 6	1,530	£20	£30,600
Unit 8 (inc terrace)	938	£15	£14,070
The Loft	2,348	£15	£35,220