

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

To Let

83 Fitzwilliam Street, Sheffield S1 4JP



- **Business Unit/Trade Counter Development in the City Centre**
- **Units Ranging From 1,432 to 7,859 sq ft**
- **Prominent Frontage to Fitzwilliam Street**
- **Designated Parking & Roller Shutter Access From Bowdon St**
- **Suitable for a Variety of Uses (Subject to Planning)**
- **Newly Refurbished - Available Summer 2024**

www.crosthwaitecommercial.com



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

LOCATION

The premises are located on Fitzwilliam Street close to its' junction with Wellington Street. The development is well located for The Moor and the Heart of the City. There is good access to St Mary's Gate which leads onto the Sheffield Parkway and out to Junction 33 of the M1 Motorway.

There is currently a substantial amount of ongoing residential development in the area increasing the local population and consequently increasing footfall.

DESCRIPTION

Four newly fully refurbished 4 business unit/trade counter units with prominent frontage to Fitzwilliam Street. They will benefit from newly insulated roof and cladding along with electrically operated insulated roller shutter doors.

Each unit will have its own glass fronted pedestrian access, rear roller shutter access and eaves height of approximately 6m. There is generous designated parking to the rear accessed from Bowdon Street.

ACCOMMODATION(All areas being approximate)

Unit 1	1,432 sq ft	133 sq m
Unit 2	1,432 sq ft	133 sq m
Unit 3	2,400 sq ft	223 sq m
Unit 4	2,486 sq ft	231 sq m
Total	7,859 sq ft	720 sq m

There is potential for a mezzanine floor subject to the appropriate consents.

The Units can be combined, please contact the Agents to discuss your requirement.



RATING

The premises will be reassessed for rating purposes.

RENTS

Unit 1	£21,750 pa
Unit 2	£21,750 pa
Unit 3	£30,750 pa
Unit 4	£31,500 pa

The rents will be subject to VAT.

LEASE

The premises are available to let on a new lease for a term to be agreed.

ENERGY PERFORMANCE CERTIFICATE

Targeted EPC rating of B and this will be confirmed on completion.

SPECIFICATION

The premises will be handed over in Shell Condition.

PLANNING

The premises benefit from an E class planning consent. This allows the premises to be used for the former A1 (retail), A2 (professional services), A3 (café & restaurant), B1 (Light Industrial & Offices) and D1 (gyms, clinics, health centre and day nursery) uses, without the need for a change of use. Other uses may be considered subject to planning.

VIEWING ARRANGEMENTS

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

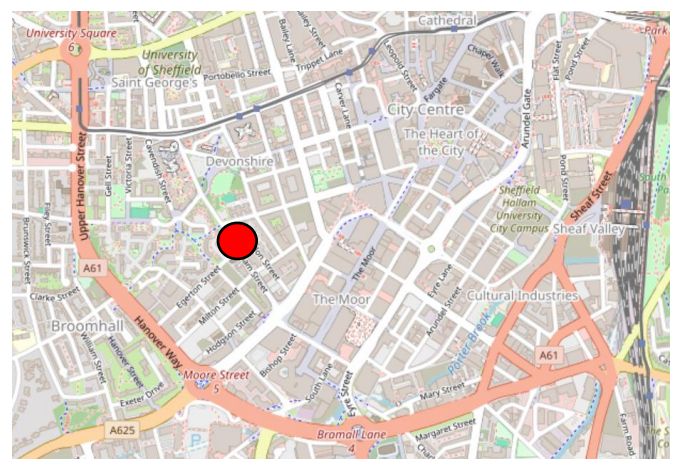
Mark Holmes – Crosthwaite Commercial

mark@crosthwaitecommercial.com

07738 275 226

Jeremy Robinson – Fowler Sandford

jeremy.robinson@fowlersandford.com



SUBJECT TO CONTRACT AND AVAILABILITY

May 2024