

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

For Sale/To Let

Gibson Works, St Mary's Road, Sheffield S1 4RQ



- **Two Ground Floor Self Contained Offices**
- **Rare City Centre Purchase Opportunity**
- **Located in Cultural Industries Quarter**
- **Office 1 – 536 sq ft**
- **Office 2 – 524 sq ft**
- **Ideal for Owner Occupiers**
- **Available For Sale or To Let on a New Lease**

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LOCATION

Gibson Works is situated in the Cultural Industries Quarter on the southern edge of Sheffield City Centre, just inside Sheffield's inner ring road, close to the New Era Square development.

The location is within easy walking distance of Sheffield Hallam University as well as Sheffield Railway Station, Sheffield Bus Interchange, the prime shopping areas of The Moor and all the services and facilities of the city centre.

Over recent years the area has undergone substantial transformation with a number of buildings along Mary Street having been converted to private and student accommodation, as well as workshops & offices aimed at the cultural industries sector.

Occupiers in the vicinity include Triple Point Brewery, Platform and Decathlon.

DESCRIPTION

The property comprises two ground floor self-contained offices. Each office contains a fitted kitchen and WC provisions and has frontage onto St Mary's Road. The offices are also equipped with with a separate store cupboard.

On street car parking is available on Mary Street.

ACCOMMODATION (Approx net internal areas)

Office 1	536 sq ft	49.77 sq m
Office 2	524 sq ft	48.72 sq m
Total	1,060 sq ft	98.49 sq m



SALE

Each office is available at a quoting price of **£95,000**.

RENT

We are quoting a rent of **£8,400 per annum (£700 per calendar month)** for each office.

RATING

The premises are not currently assessed for business rates.

Once assessed, 100% business rates relief may be applicable subject to status.

ENERGY PERFORMANCE CERTIFICATE

An EPC will be provided on request.

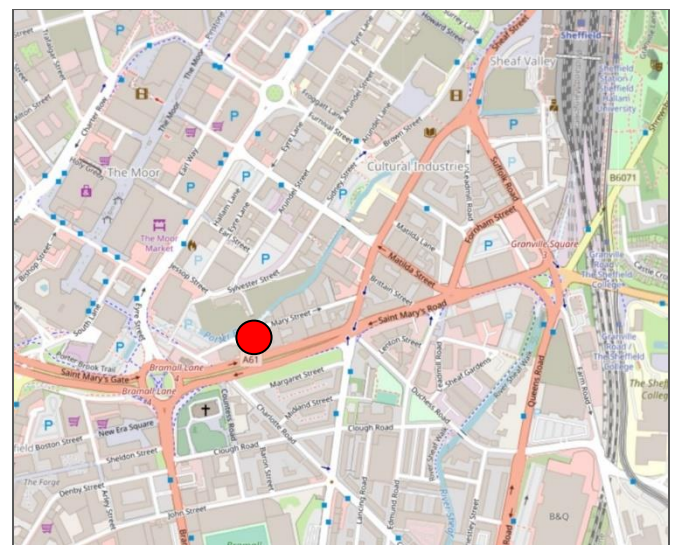
LEGAL COSTS

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

VIEWING ARRANGEMENTS

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SUBJECT TO CONTRACT & AVAILABILITY

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