

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

To Let

310 Sandygate Road, Sheffield S10 5SF



- **Refurbished Office Space on Flexible Inclusive Terms**
- **'Plug and Play' Suites from 120 sq ft upwards**
- **Ultra High Speed Data Connectivity**
- **One Car Parking Space per suite**
- **120 – 1,230 sq ft (11.14 – 114.27 sq m)**

www.crosthwaitecommercial.com



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LOCATION

The property is located on the north side of Sandygate Road at its junction with Sandygate Grange Drive, opposite Sheffield Hallam Football Club.

The building offers the rare opportunity to take office space in the popular S10 area of Sheffield. There are good amenities close by in Crosspool such as Tesco Express and many independent shops, cafes and restaurants.

DESCRIPTION

The building is currently undergoing a comprehensive, high quality refurbishment and we will be offering spaces from as small as 120 sq ft up to a total of 1,230 sq ft.

Occupiers will be able to take space on an all-inclusive basis which will include all utilities and ultra-fast internet connectivity.

The space will be 'plug and play' on flexible lease terms.

While we anticipate the suites being let to individual companies, we would consider letting the whole to one occupier.

Each suite will be granted one dedicated car parking space and there is a shared kitchen.

ACCOMMODATION

(All net areas are approximate)

Suite 1	120 sq ft	11.14 sq m
Suite 2	179 sq ft	16.63 sq m
Suite 3	300 sq ft	27.87 sq m
Suite 4	185 sq ft	17.18 sq m
Suite 5	165 sq ft	15.32 sq m
Suite 6	158 sq ft	14.67 sq m
Suite 7	123 sq ft	11.42 sq m



LEASE

Flexible, **all-inclusive** leases are available for a minimum term of three months. Occupiers are able to vacate upon one months' notice.

RENT

Suite 1 - LET

Suite 2 - LET

Suite 3 - £650 per month

Suite 4 - £440 per month

Suite 5 - LET

Suite 6 - LET

Suite 7 - LET

DATA

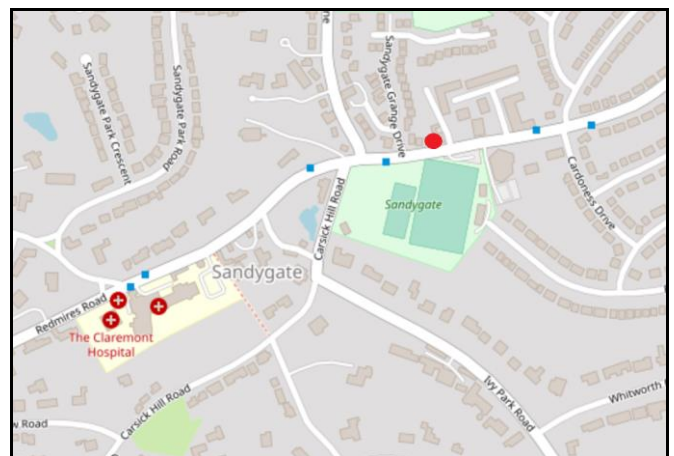
Each room will have data cabling and a dedicated SSID.

ENERGY PERFORMANCE CERTIFICATE

The premises have a rating of 113 (Band E). A copy of the full certificate is available 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

Viewing arrangements, and any further information, can be obtained from Tom Shelton at Crosthwaite Commercial on 0114 272 3888 or email tom@crosthwaitecommercial.com

SUBJECT TO CONTRACT AND AVAILABILITY
July 2020