

FOR SALE.



Period city Centre Office Building – 22,857sq ft (2,123 sq m).

The Brewery Building, Riverside Exchange, Sheffield, S3 8NS.

Key Points.

- Up to 22,857 sq ft (2,123 sq m) – subject to measure
- Attractive riverside setting, close to Kelham Island
- Convenient to the city centre and transport links – walking distance to bus, rail and Supertram
- On site car parking for 12 cars
- Could suit alternative uses – subject to consents

Location.

The property is well located within Sheffield City Centre forming part of the established Riverside Exchange, mixed use development, which in turn has attracted major occupiers including Irwin Mitchell Solicitors and The Home Office. Further, there is a new Q Park multi-storey car park on site, as well as modern riverside city living apartments.

The property can be approached from West Bar roundabout, proceeding along West Bar, past the Law Courts, dropping on to Bridge Street and the property is on the left hand side, just before Ladys Bridge.

The property is within a short walk of the main public transportation links, including bus, rail and Supertram and is also conveniently located to the retail bars and hotel offer within the city.

Further, a riverside walk connects to the fashionable Kelham Riverside district, with its mix of bars, coffee shops, restaurants and residential.

Sat Nav Postcode: S3 8NS



Subject to Contract.

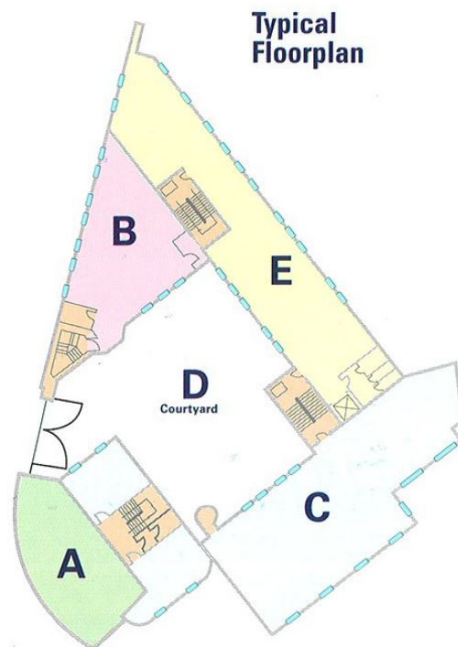
Description.

A prominently positioned gateway building to the front of the Riverside Exchange development. The Brewery commands a profile position on to Ladys Bridge, overlooking the River Don.

This atmospheric property has been used as offices and could make an ideal home for high technology, media, financial and administrative business.

The building would be ideal for image conscious operators and can be split to deliver flexible suite sizes – ideal for any investor.

Alternatively, the building could be considered for an alternative use, subject to appropriate consents.



Specification.

- User friendly workspace within a refurbished building.
- Partial lift access.
- Good lighting.
- Full male and female WC facilities.
- 12 on site car parking spaces and multi storey car parking available close by.

Accommodation.

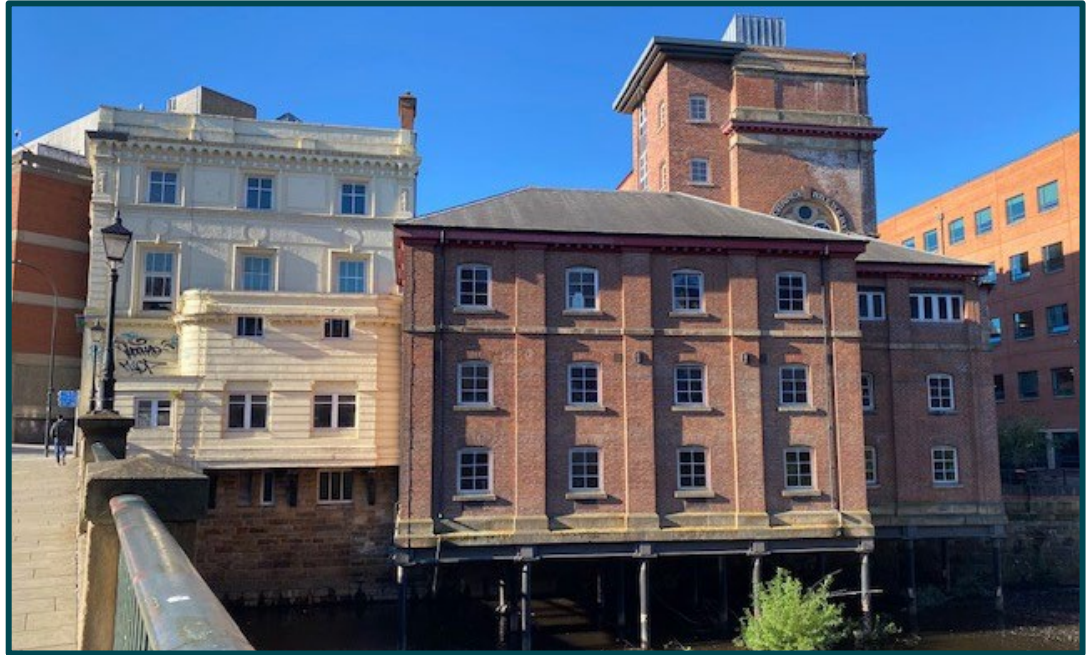
We are informed that the property provides a total of approximately 22,857 sq ft (2,123 sq m) with suites ranging from 440 sq ft (42.87 sq m) – subject to an agreed measure.

Terms.

Interest is invited from potential occupiers / investors on a virtual freehold basis. Further information available on request.

EPC.

The property has a Rateable Value of C69.



Contact.



For further information, or to arrange a viewing, please contact sole agents Knight Frank.

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Particulars dated November 2021. Photographs dated November 2021.

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