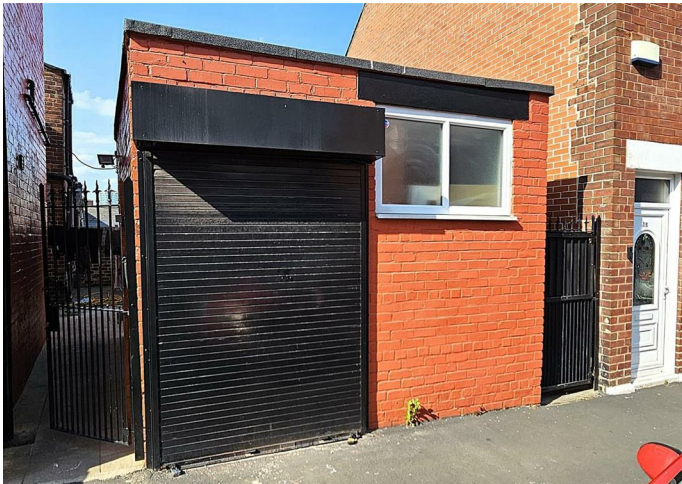


OFFICE / STORAGE



Office

CLUB GARDEN ROAD, SHARROW, SHEFFIELD, S11

£350 PCM

FEATURES

- Newly refurbished
- Double-glazed windows and doors
- Secure entry and CCTV
- Available immediately
- Utilities included
- Underfloor heating
- Ideal for start-ups or expanding businesses
- Excellent transport links


HIGHGATES
SALES & LETTINGS

Office / Workshop located in Sharrow, S11

Newly refurbished office/storage workspace located in a detached outbuilding on Club Garden Road, fronting Salmon Street in the popular S11 area of Sharrow. Finished to a high standard, the space benefits from underfloor heating, new laminate flooring, new décor, and double-glazed windows and doors.

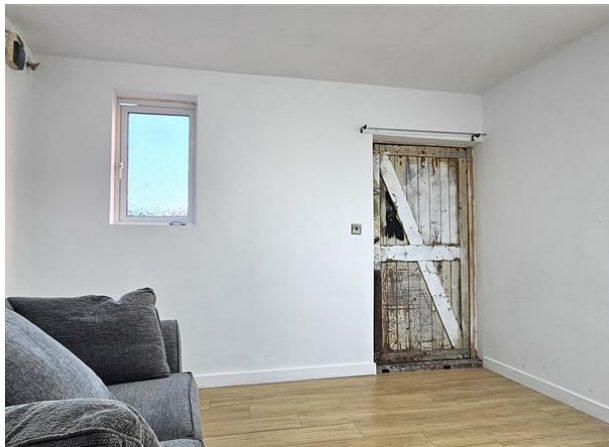
Access is secure, with a roller shutter, gated key entry, and external CCTV in place for added peace of mind. Internally, the unit is equipped with four double power sockets, making it ready for immediate use whether you're setting up an office, creative studio, or secure storage base.

The unit also benefits from a newly refurbished private external WC with sink, and all utilities are included in the rent – offering simplicity and cost predictability with a single monthly payment.

Positioned in a sought-after location, it's within walking distance of London Road, Ecclesall Road, and the Sheffield City Centre, making it easily accessible by foot, public transport, or car. Permit parking is available directly on Salmon Street.

This is an ideal space for a start-up, freelancer, or growing business looking for a smart and flexible workspace. Available immediately with a minimum 12-month lease and potential for long-term renewal.

Approx. 135 sq. ft. / 12.5 sq. m.



Call us on

0114 312 4994

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		80
	56	
England & Wales		
EU Directive 2002/91/EC		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.