

**DETACHED PERIOD OFFICES TO LET**

**26 WILKINSON STREET  
SHEFFIELD  
S10 2GB**



- Grade II Listed, double fronted, detached office building
- Well located for Sheffield University Campus, Sheffield Teaching Hospitals and Sheffield Children's Hospital
- Generous car parking

## LOCATION

The property is located in the Broomhall area on the western fringe of Sheffield City centre. Lying to the west of the Inner Ring Road, (Hanover Way), the Supertram network is nearby.

## ACCOMMODATION

A detached former dwellinghouse, converted to office space providing accommodation on 2 floors with storage area to the attic.

The property benefits from wc and kitchen areas to both ground and first floor level and there is a balcony to the rear. The interior benefits from full redecoration and new flooring throughout.

Generous car parking is included.

## FLOOR AREAS

The accommodation comprises the following floor areas:

<u>Ground Floor</u>	<b>Sqft</b>	<b>Sqm</b>
Offices	831	77.21
2 no. wc's		
Kitchen		
<u>First Floor</u>		
Offices	710	65.97
Wc		
Kitchen		
<u>Attic</u>		
Store	<u>63</u>	<u>5.34</u>
<b>Total</b>	<b>1604</b>	<b>148.52</b>

## SERVICES

Mains services are connected and gas central heating is installed.

## RATEABLE VALUE

The current Rateable Value for this property is £21,000. Effective from 1 April 2023.

## EPC

The property has an energy rating E.

## Rent

£27,500pa.

## LEGAL COSTS

Each party to be responsible for their own costs incurred in any transaction.

## VAT

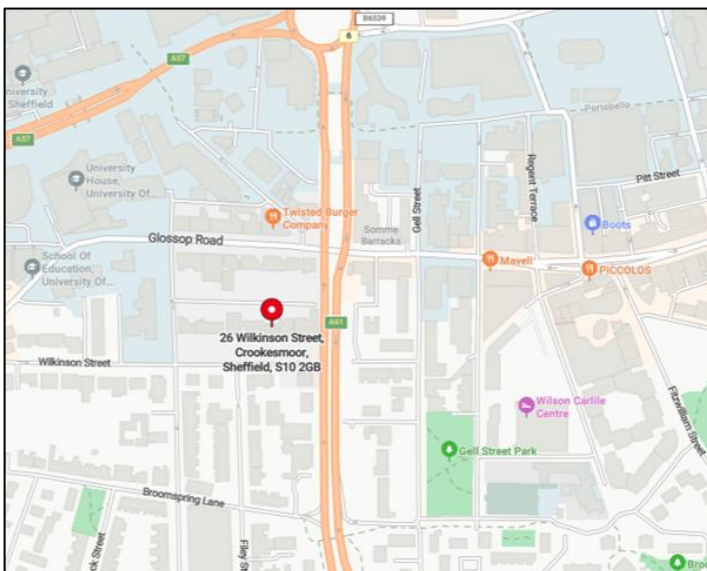
Please note all figures are quoted exclusive of VAT where applicable.

## VIEWING ARRANGEMENTS

Strictly by appointment with Fowler Sandford LLP.

## CONTACT

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Date of particulars 27.6.2024





# Fowler Sandford

Chartered Surveyors

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