



Ground Floor Commercial Space in the Heart of Kelham Island

- Excellent nearby amenities
- 1,500 to 4,929 sq ft
- Accessible from both Universities
- New development scheme
- Suitable for a variety of uses – retail, leisure, office

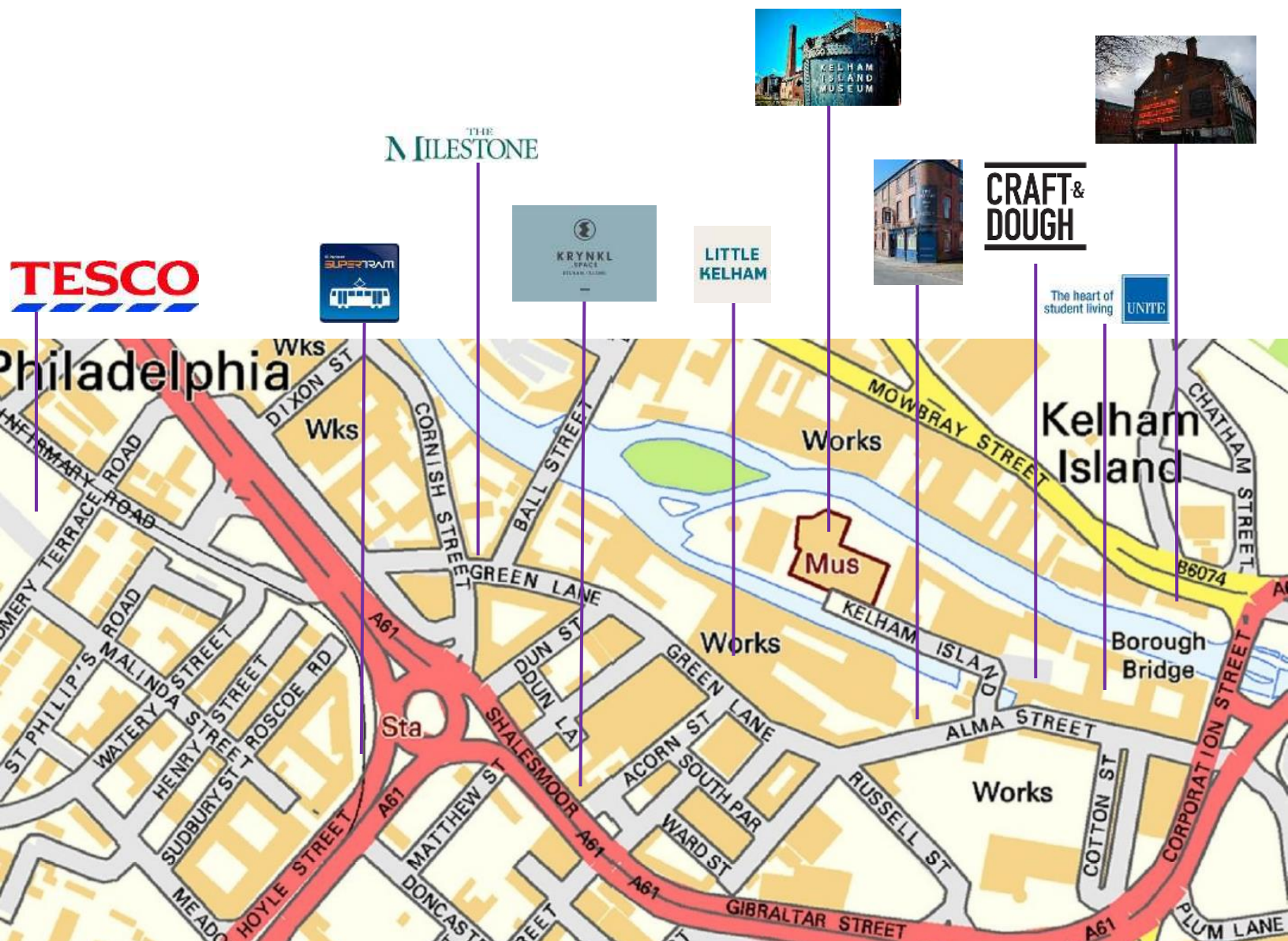
Ground Floor Commercial Space in the Heart of Kelham Island – To Let

The Location

Kelham Island is a designated Conservation Area and is located on the northern fringe of the city centre, alongside the River Don. The area is steeped in heritage and was fundamental to the growth of the city during the 18th & 19th centuries. The architecture reflects this. Many of the original buildings remain, making the area architecturally attractive and appealing, resulting in the location becoming one of the most cosmopolitan and vibrant areas of the City.

It is host to an exciting mix of pubs, restaurants, museums, and commercial uses. The diverse residential population includes students, young professionals and families.

Plenty of place on the door step....



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Specification

The ground floor space will be finished to a shell condition so any incoming tenant can undertake their own fit out. Alternatively bespoke fit out packages can be made available

Availability

The ground floor unit comprises a totaling 4,929 sq ft but can be split to provide space from as little as 1,500 sq ft.

Terms

New leases are available on terms to be negotiated.



VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.

Further Information

All enquires through agents, CPP:

Joint Agents

Colloco - 07810865561

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Date of Particulars

August 2018



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