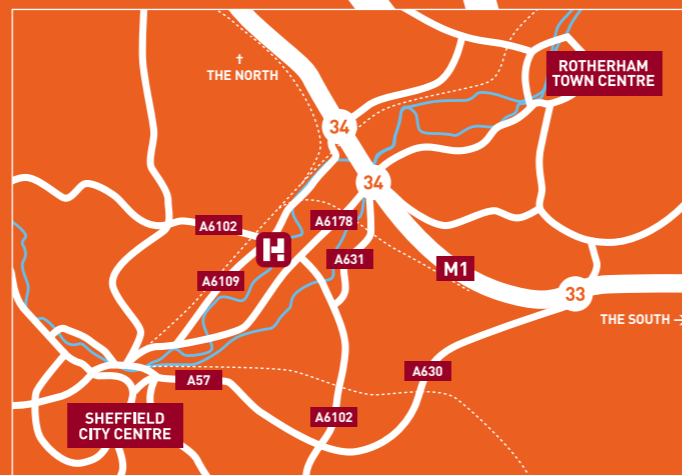


Hawke Street is ideally situated between the M1 road network & Sheffield City Centre.



- > Situated on the Don Valley Link Road from the city centre to Meadowhall giving easy access to the ring road and motorways.
- > Bus and tram stops nearby with frequent services to city centre and Meadowhall.
- > Hotels, restaurants, fast food outlets and banks/cashpoints around the corner.
- > World renowned leisure/sporting facilities with Hallam FM Arena, Institute of Sport and Don Valley Stadium around the corner.
- > Sat Nav reference: S9 2SU



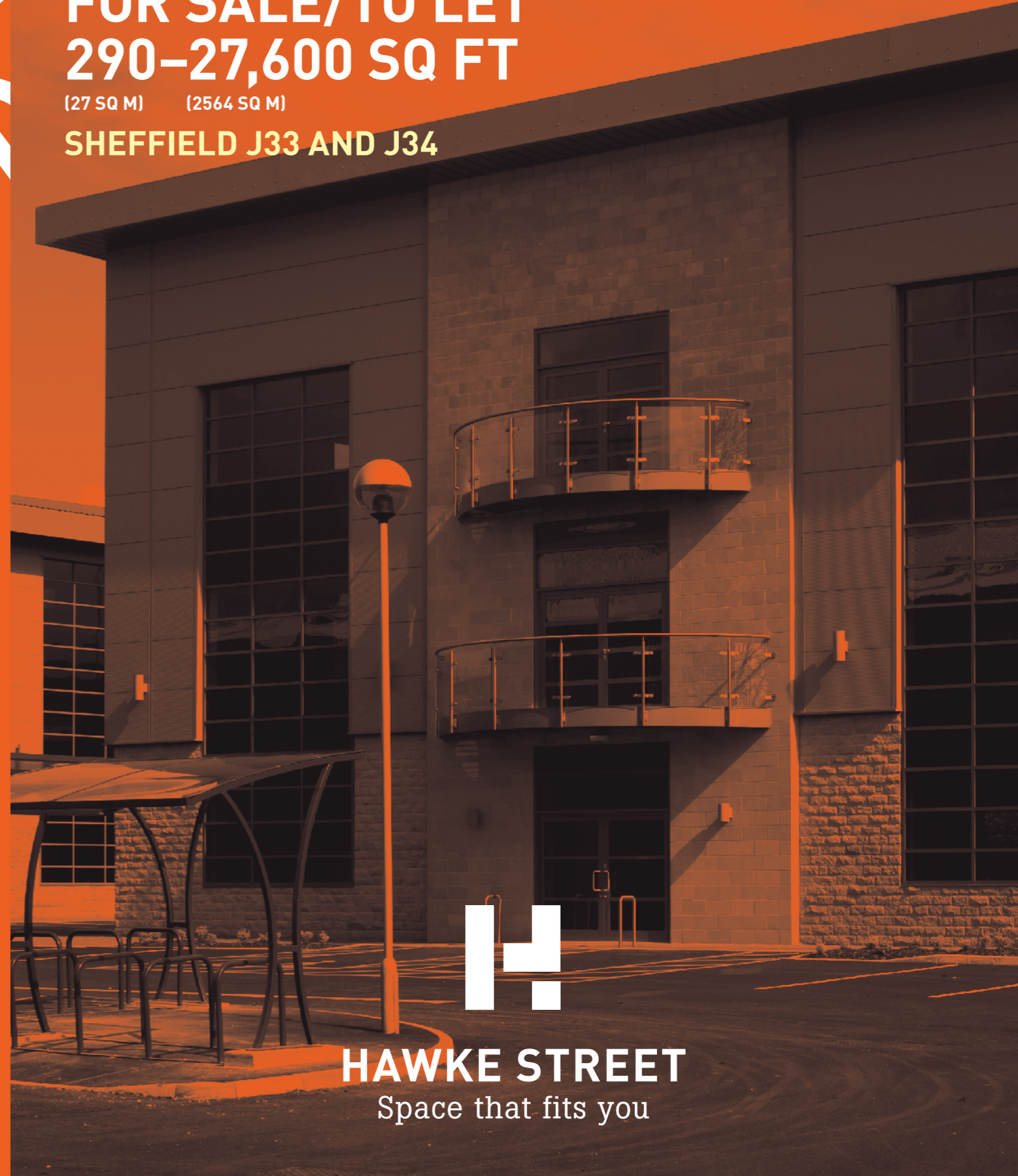
OFFICE SPACE

MODERN/BESPOKE/FLEXIBLE

FOR SALE/TO LET
290-27,600 SQ FT

(27 SQ M) (2564 SQ M)

SHEFFIELD J33 AND J34



LITTON DEVELOPMENTS

IMPORTANT NOTICE: Knight Frank, Fernie Greaves Ltd and Mark Jenkinson gives notice to anyone who may read these particulars as follows:- Misrepresentation Act - Knight Frank, Fernie Greaves Ltd and Mark Jenkinson for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each item. (ii) no person in the employment of Knight Frank, Fernie Greaves Ltd and Mark Jenkinson has any authority to make or give any representation or warranty in relation to the property.

April 2009
Site Owners: Litton Developments Limited, 1 Broome's Barns, Pilsley, Bakewell, Derbyshire, DE45 1PF / T. 01246 582 662 / E. enquiries@littonproperties.co.uk
www.littonproperties.co.uk

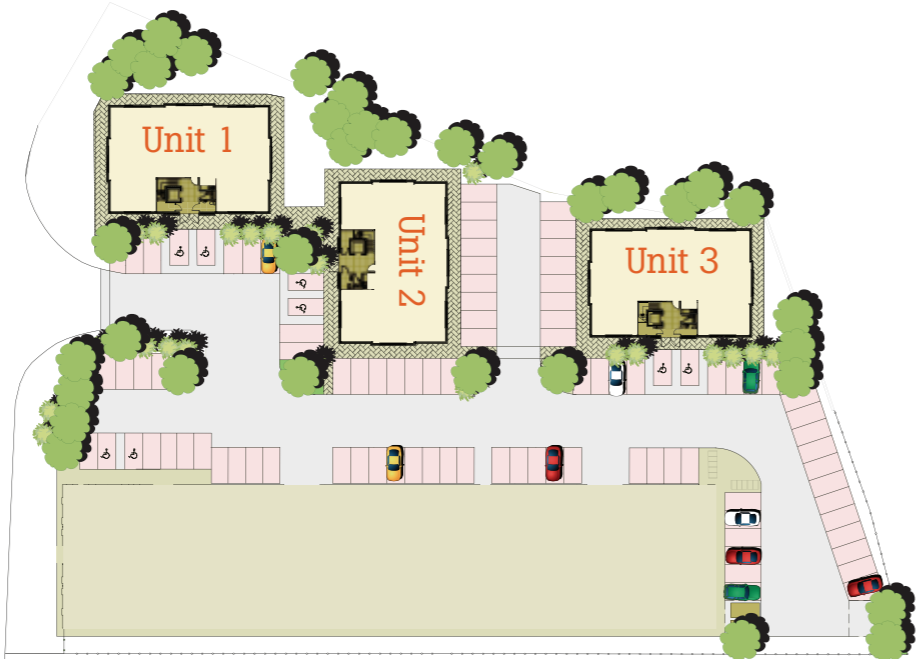


HAWKE STREET
Space that fits you

SPACE THAT FITS YOU



At **Hawke Street** you'll find a flexible development in an excellent location that is probably the best of its kind. Grade A office space in three buildings ready for immediate occupation.

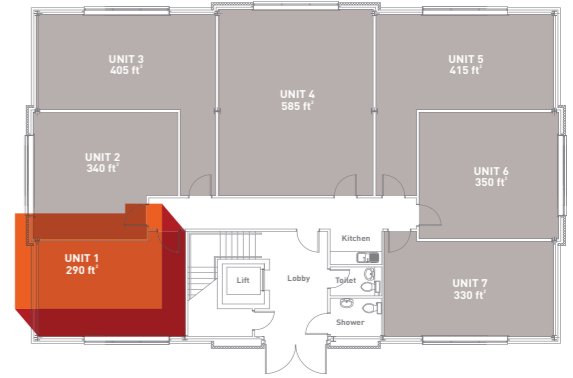


SPEC

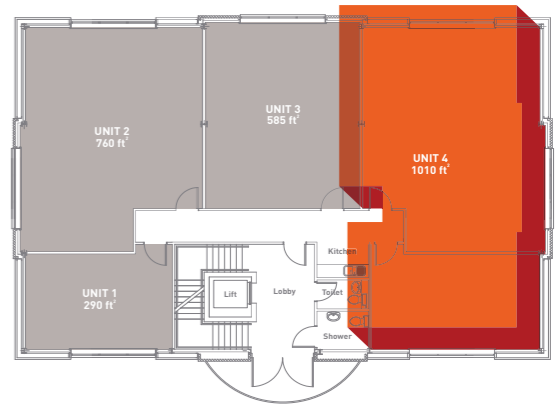
- > Open plan office around central core
- > Comfort cooling/heating
- > Raised carpeted access floors
- > Suspended ceilings
- > Car parking in landscaped courtyard
- > Showers in WCs
- > Dishwashers & fridges in kitchen areas



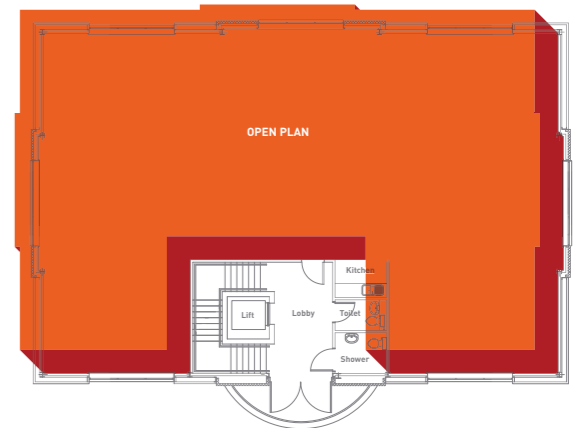
Minimum Space — 290 sq ft (27 sq m)



Part floor — example



Full floor — 3,070 sq ft (285 sq m)



Whole building

9,210 sq ft (855 sq m) over three floors...

Floor layouts shown are for example only. Various options available to suit.