



Office and Studio Space in Devonshire Quarter

475 - 1,139 Sq Ft (44.13 - 105.81 Sq M)

- Unique, city centre workspace with character
- Close to all transport links and amenities
- Available on a flexible basis or traditional lease terms

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Location

The property is located in the heart of the Devonshire Quarter, with access from Carver Street which links Division Street with West Street. This location is popular for a variety of independent businesses creating a diverse mix of occupiers.

The location is well served by public transport, with numerous bus routes and Sheffield Supertram running along West Street and Sheffield Train Station being within a 10 minute walk.

Description

Office and studio space right in the middle of Sheffield's most diverse business quarter.

The property offers unique, quirky and flexible workspace in the heart of the city centre, close to all major transport links and amenities.

There is a variety of accommodation available, across the 3 entrances (Parkhead House, Alpha House and Carver House), ranging from small individual offices, to studios to larger open plan offices.

Accommodation is available on simple 'easy in-easy out' terms with no long term commitments at affordable prices.

Accommodation

DESCRIPTION	SQ FT	SQ M
Carver House, Rooms 3.77 - 3.86	1,139	105.81
Alpha House, Rooms G35a, 1.27 - 1.46	3,552	329.98
Alpha House, Rooms 2.29 (Part) - 2.34	680	63.17
Caver House, Rooms 1.59 - 1.62	603	56.02
Carver House, Rooms 3.66 - 3.72	1,386	128.76
TOTAL	1,139 SQ FT	105.81 SQ M

Terms

Suites are available on new annual lease terms at a quoting rent of £8.00psf and a service charge equating to £2.50psf.

VAT

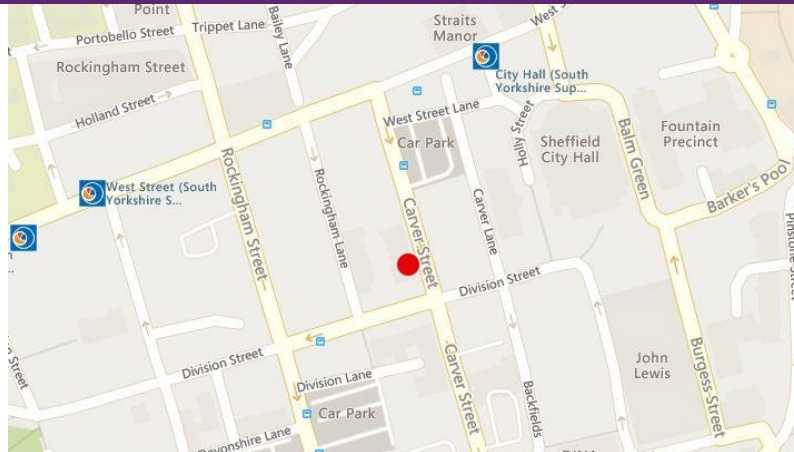
All figures are quoted exclusive of VAT at the prevailing rate.

EPC Rating

EPC Available upon request



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Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs

Each party to bare their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP

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September 2023