



High quality self-contained office Size 10,813 sq ft (1,004.6 sq m)

- High quality office accommodation
- Fitted out to include superb original features
- Fully fitted ready for immediate occupation

High quality self-contained office

Size 10,8143 sq ft (1,004.6 sq m)

Location

Wicker Lane connects Stanley Street and Nursery Street, close to Sheffield's inner ring road on the edge of the City Centre.

This location was historically dominated by traditional industries, but is now a popular business location for those looking for traditional, unique properties with character.

The location is adjacent to Kelham Island and the Riverside Quarter (which is home to the likes of Irwin Mitchell Solicitors, the Home Office as well as many independent occupiers). Many independent cafés, bars and restaurants can be found along Nursery Street and int Kelham Island, as well as the City centre being a short walk.

Sheffield train station is located 0.5 miles to the south as well as numerous bus and Supertram routes running close to this location.

Description

This former workshop premises has recently been converted to provide extremely unique office accommodation, unlike anything else available on the market. The property has been refurbished in a manor sympathetic to its original uses. The office suites are fully fitted and ready for occupation.

The property benefits from the following:

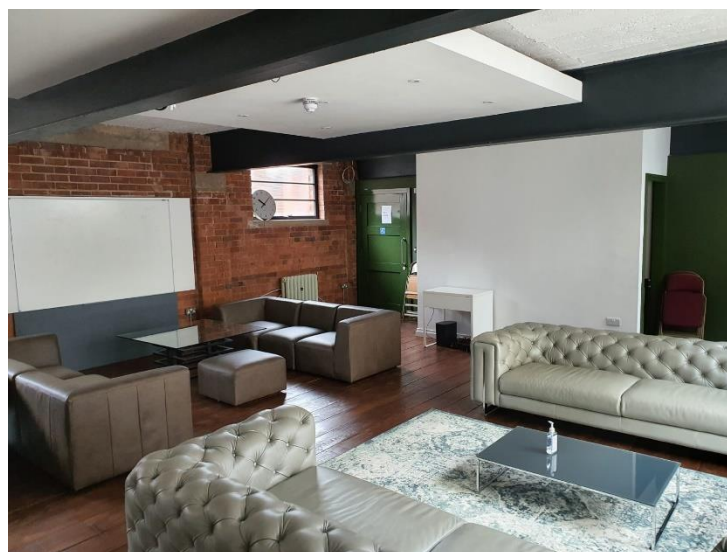
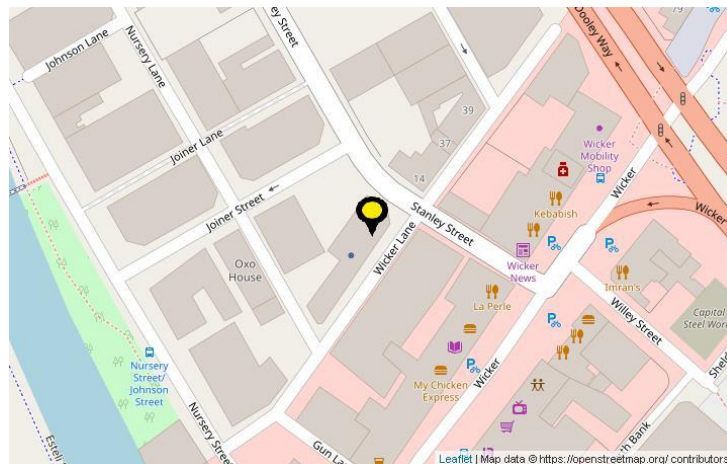
- Air conditioning
- Fully fitted meeting rooms
- High quality fitout throughout
- Male, female and disabled WC's on each floor
- Shower, locker and changing areas
- Passenger lift
- External break out area
- Cycle racks

Accommodation

AREA	SQ FT	SQ M
Basement	2,148	199.5
GF Meeting Rooms	1,792	166.5
GF Office	2,073	192.6
1F Office	2,400	223.0
2F Office	2,400	223.0
TOTAL	10,813 SQ FT	1,004.6 SQ M

Rateable Value

The property has a rateable value of £87,000.



Terms

The premises are available to let by way of a new lease on terms to be agreed.

EPC Rating

This is available upon request.

Further Information

For further information please contact the sole agents CPP:

Rob Darrington

T: 0114 2709163

M: 07506 119770

E: rob@cpppartners.co.uk

Max Pickering

T: 0114 270 9165

M: 07835 059 363

E: max@cpppartners.co.uk

Date of Particulars

May 2021

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Commercial Property Partners (CPP) in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither CPP nor any other agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.