



## Self Contained Office in Devonshire Quarter 220 - 598 Sq Ft (20.44 - 55.55 Sq M)

- Unique, city centre workspace with character
- Close to all transport links and amenities
- Onsite parking available

# Self Contained Office in Devonshire Quarter

## 220 - 598 Sq Ft (20.44 - 55.55 Sq M)

### 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

Devonshire Works is situated on Carver Street in the heart of Sheffield City Centre. This is a vibrant area of the city, offering a cosmopolitan mix of bars, restaurants and shops.

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

The office benefits from:

- > Kitchenette
- > LED Lighting
- > A variety of open plan office spaces
- > WC's
- > Meeting Rooms
- > Onsite Parking Available
- > Reception/ Waiting Area
- > Natural Light

### Accommodation

DESCRIPTION	SQ FT	SQ M
2nd Floor Alpha House	220	20.44
2nd Floor, Alpha House	598	55.55
3rd Floor, Alpha House	276	25.64
2nd floor, Carver House	1,359	126.25
<b>TOTAL</b>	<b>598 SQ FT</b>	<b>55.55 SQ M</b>

### Terms

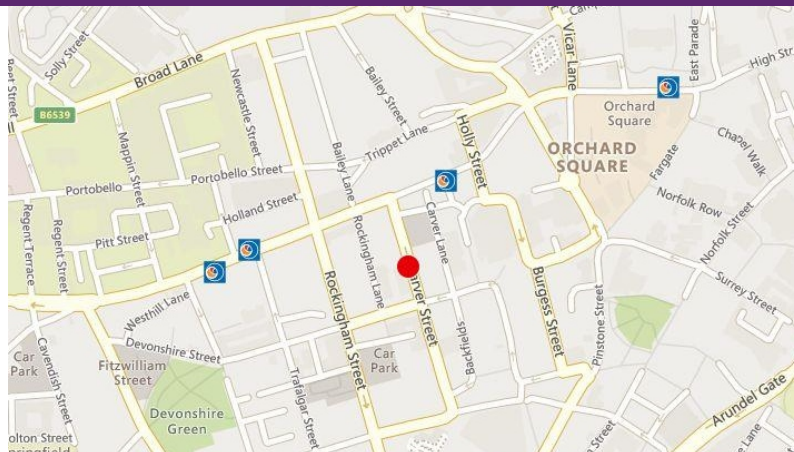
The office is available on new annual lease terms at a quoting rent of £8.00psf and a service charge equating to £2.50psf.

### VAT

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

### EPC Rating

EPC Available upon request



### 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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July 2025



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