



COMMERCIAL PROPERTY PARTNERS

**To Let**  
Westfield House, 60 Charter Row  
Sheffield  
S1 3FZ



## High Quality, Fully Fitted Office Suite 9,337 Sq Ft (867.41 Sq M)

- Excellent location with unrivalled close by amenities
- Fully fitted ready for immediate occupation
- Close to several car parks

# High Quality, Fully Fitted Office Suite

## 9,337 Sq Ft (867.41 Sq M)

### Location

Westfield House is located in a prime position, fronting Charter Row, adjacent to The Moor retail area and the newly developed Heart of the City II regeneration scheme, providing unrivalled close by amenities and transport links.

### Description

Westfield House is a high quality, landmark office in the heart of Sheffield City Centre.

The property was re-modelled in recent years to provide very high quality communal Tenant facilities as well as high quality office suites.

The property has the benefit of:

- > High quality reception and concierge
- > Tenant's business lounge for informal meetings and touch down space
- > Full onsite gym facility and corporate membership to occupiers
- > Additional fitness suite for occupiers
- > Cycle store, changing rooms, drying rooms and showers facility
- > 3x passenger lifts
- > High quality office fit out

The subject demise has the benefit of being fully fitted to a very high standard, allowing any future occupier the opportunity to occupy the suite with minimal fit out required.

### Accommodation

DESCRIPTION	SQ FT	SQ M
4th Floor	9,337	867.41
<b>TOTAL</b>	<b>9,337 SQ FT</b>	<b>867.41 SQ M</b>

### Terms

The suite is available as a whole, either by way of assignment of the residual leasehold interest or by new negotiation direct with the Landlord.

### VAT

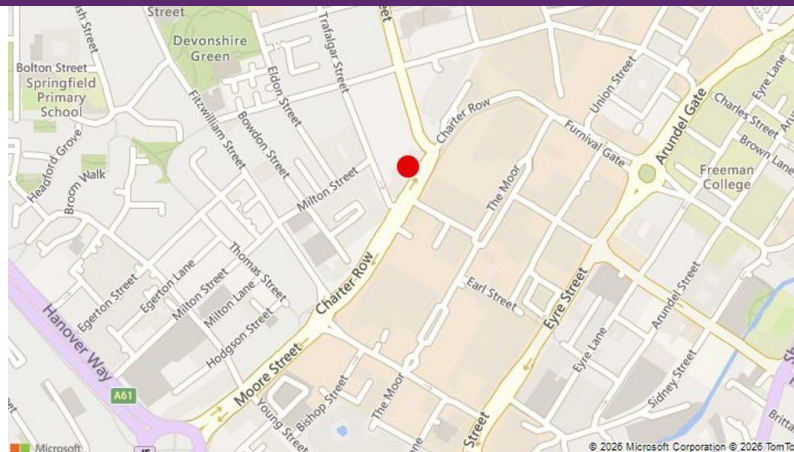
All figures are quoted exclusive of VAT at the prevailing rate.

### Rateable Value

The Rateable Value for the subject demise, with effect from 1st April 2026 is £126,000.

### EPC Rating

The property as a whole has an EPC 'C' rating.



### 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 bear their own legal costs in the transaction.

### Further Information

For further information please contact the sole agents CPP  
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