



Grade II* Listed Former Cutlery Works

300 - 1,000 Sq Ft (27.87 - 92.9 Sq M)

- Established location providing easy access to City Centre
- Refurbished accommodation
- Former Cutlery Works, providing excellent character
- Excellent nearby staff facilities and transport links

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Location

Beehive Works occupies a prominent position fronting on to Milton Street within Sheffield Centre. Milton Street in turn is easily accessed from Hanover Way (A61) forming part of the inner ring road. The property is well positioned in the Milton Street neighbourhood of Sheffield's Devonshire Quarter. Beehive Works is close to many independant bars and stores and is only a five minute walk from the City Centre.

Description

Beehive Works is a Grade 2 listed former cutlery works which has been refurbished to provide a number of modern office suites/business units, each of which retain some of the character from the property's history.

There are currently several newly refurbished suites available within the property.

The office suites mostly provides open plan accommodation, and they have been finished to a specification sympathetic to the nature of the building, including:

- > Exposed brickwork
- > New LED or feature lighting
- > Kitchenette facilities
- > Communal courtyard
- > WC facilities

Accommodation

DESCRIPTION	SQ FT	SQ M
Unit 3	706	65.59
Unit 5	510	47.38
Unit 7	700	65.03
Unit 8	312	28.98
Unit 2A	140	13.01
Unit 2B	500	46.45
Unit 2	997	92.62
TOTAL	1,000 SQ FT	92.9 SQ M

Terms

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

VAT

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

EPC Rating

EPC Available upon request

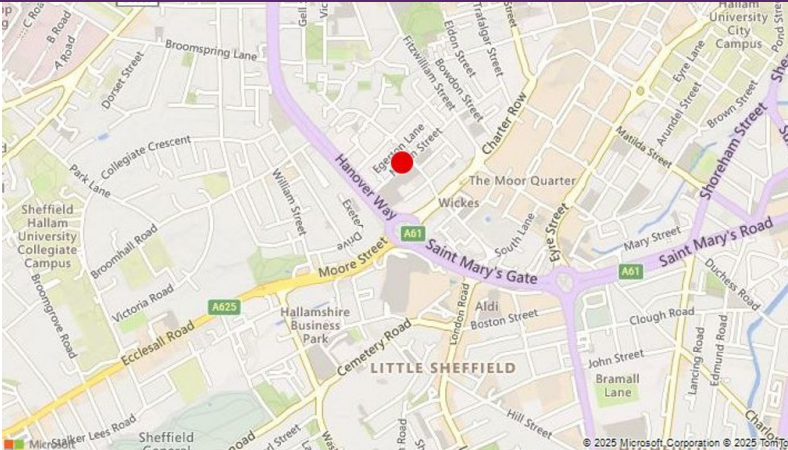


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Anti-Money Laundering (AML)

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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