COMMERCIAL PROPERTY PARTNERS

To Let
Oxo House, 4 Joiner Street
Sheffield
S3 8GW



High Quality, Hidden Gem Offices within Former Mill

660 - 2,050 Sq Ft (61.31 - 190.44 Sq M)

- Open plan offices with original features
- Exposed concrete and brickwork
- Unique opportunity in great location

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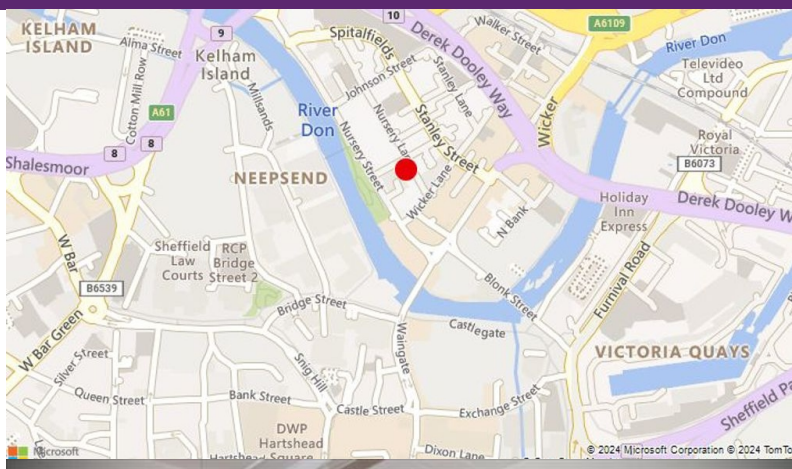

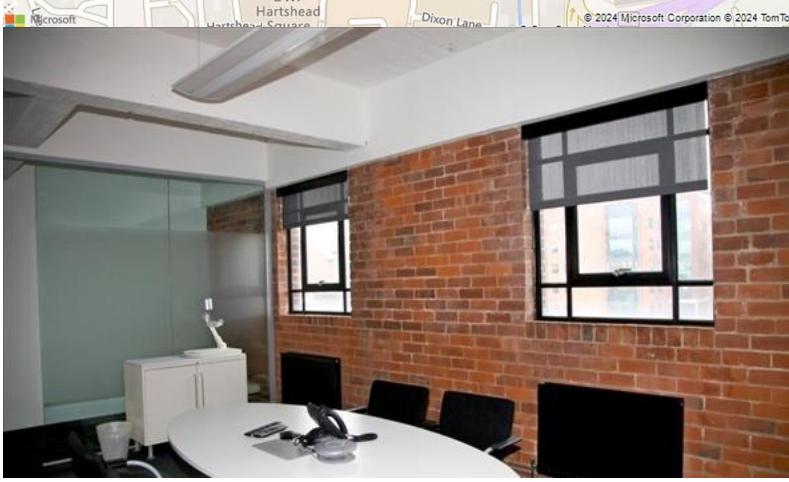

Location

Despite being in a highly accessible location, the subject building is hidden away amongst the traditional mill buildings of the surrounding area, which is part of the attraction of this location.

Joiner Street is immediately off Nursery Street, which connects to Kelham Island and the Inner Ring Road.

Description

Built in 1936 by George Longden & Son, whose work included the construction of the Sheffield City Hall, OXO House became an instant landmark on the Sheffield Riverside. OXO House was one of a new wave of modernist inspired buildings. It contrasted with the old Victorian factory buildings that dominated the River Don. The building was originally used for storage and administration, and is just coming to the end of a £1.5 million renovation and conversion into office space, including the addition of a new floor and the addition of the 4th Floor and Clock Tower.

The internal specification is like nothing else available on the market, with art-deco inspired finishes throughout, complementing the original, raw finishes, such as the exposed concrete beams and brickwork.

The offices have the benefit of:

> Cat 5 cabling in situ
> Private, self contained toilets
> Kitchen area
> Private office
> Meeting room with glazed partitioning
> Excellent natural light

The building also has the benefit of a large shared boardroom and teleconference facilities at ground floor level.

The 3rd floor suite is now available and comprises a modern, open plan office, fully fitted, ready for any tenant's immediate occupation.

The Ground Floor suite also has the benefit of a fully fitted kitchen point.

Accommodation

DESCRIPTION	SQ FT	SQ M
Ground Floor Joiner Street	660	61.31
3rd Floor Joiner Street	2,050	190.44
TOTAL		

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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