

Property Consultants



Crosthwaite
COMMERCIAL

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Hawk Works, 105A Mary Street, Sheffield S1 4RT

To Let

Castle Green, 7 Castle Street, Sheffield S3 8LT



- **Grade II Listed Office Building**
- **Central Location adjacent to Police Headquarters & Courts**
- **Recently Refurbished Building**
- **3 Upper Floors (4,638 sq ft) Available**
- **To Let on New Lease - Flexible Terms Available**

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LOCATION

The premises are centrally located at the junction of Snig Hill and Castle Street, adjacent to South Yorkshire Police Headquarters and the Magistrates Courts.

Opposite is a Premier Inn and Argos with the shopping facilities of Haymarket nearby.

Sheffield Supertram, Bus and Railway stations are all within easy access and Sheffield Hallam University is less than 5 minutes' walk.

DESCRIPTION

The property was originally a Police Station and now comprises an attractive Grade II listed office building on lower ground, ground, first, second and third floors.

The floors are divided into a number of offices of varying sizes with WC facilities on each floor, served by a lift and two staircases and there is disabled access to the front.

Rear loading is available from Castle Green.

ACCOMMODATION (Approx net internal areas)

Ground Floor	Shared Reception	
First Floor Offices	1,913 sq ft	177.7 sq m
Second Floor Offices	1,502 sq ft	139.5 sq m
Third Floor Offices	1,223 sq ft	113.6 sq m
Total	4,638 sq ft	430.9 sq m

RATING ASSESSMENT

The 2017 Rating Assessment is: -

Offices & Premises RV £33,750

This assessment is for the whole property and the rating liability will be apportioned on completion.



LEASE

The 1st, 2nd and 3rd floors are available on a new lease and rental offers in the region of £45,000 pa (£9.75 psf) are invited.

VAT

The building is registered for VAT and therefore VAT will be payable on the rent

MONEY LAUNDERING

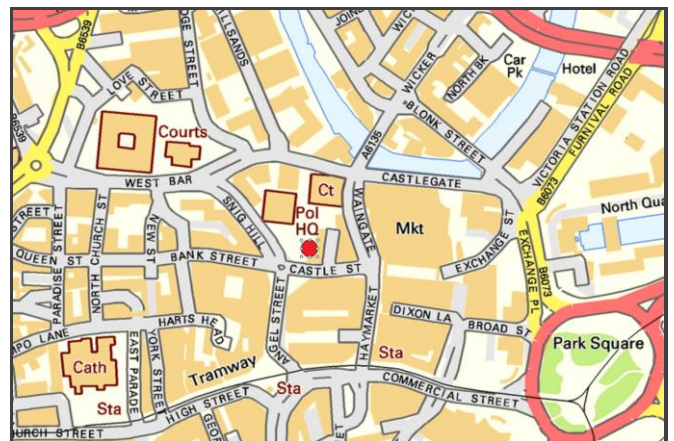
In order to comply with Money Laundering Regulations, ingoing tenants will be required to provide identification documentation. Further details on request.

PLANNING

The building is Grade II listed, however it is not located within a Conservation Area. Interested parties are advised to make their own enquiries of Sheffield City Council regarding any proposed change of use.

VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from Martin Crosthwaite at the sole agents, Crosthwaite Commercial on 0114 272 3888 or email martin@crosthwaitecommercial.com



SUBJECT TO CONTRACT & AVAILABILITY
Revised June 2018

