

OFFICE FOR RENT



Burton Road

Sheffield, South Yorkshire

United Kingdom

Monthly Rent

£21,819

Size	0 Sq M	Date Listed	01/10/2023
Year Built		Listing ID	GL-1641872737
Office Class			
Listed by:	Listanza Services Group		

For more information, visit:

<https://www.globallistings.com/6645236>

Overview

Key Points Office space refurbished in early 2000s Available as a whole or interest considered on a floor by floor basis Placed within a short distance of Sheffield City Centre in the up and coming Neepsend/Kelham Island Cultural Heritage Quarter. Generous parking provision Within a short distance of the A61 Ring Road. Exciting up and coming area, nearby occupiers include Albyn Works, Peddler Market, Cutlery Works, Sheffield Brewery Company, etc Description The available accommodation comprises a range of buildings to the left of the site, with access from Burton Road. Building 1 and 3 were originally built in the late 19th century and have been adapted and improved in the early 2000s to provide good quality office accommodation which carefully restored original features. Building 2 (the link between building no. 1 and no. 3) was built in approximately 2004. There is a passenger lift between all floors from the link the building. The office space with Building 1 benefits from good natural light with ample windows within the open plan office accommodation. The accommodation includes a reception office, meeting room, 2 x offices, WC facilities, and boiler room at ground floor level. At first floor level the accommodation includes lobby, ladies and gents WC and office. At second floor level the accommodation includes a lobby, disabled WC, ladies and gents WC and office. Building 3 is a traditional building constructed to ground and first floor levels with brick and

pitched slate roof. The building was originally used as stores and converted to provide modern office, lavatories and staff / conference facility. The accommodation includes a rear corridor, ladies (2) and gents WC, and meeting room/office at ground floor level. At first floor level there is a staff / conference room. A front yard area provides generous parking area benefiting from metal palisade fencing. Location Located close to the junction of Burton Road, Rutland Road and Neepsend Lane in the increasingly popular Neepsend area of Sheffield, which is a short distance north of Sheffield City Centre. It is within one mile of the A57 Sheffield Parkway and in Sheffield's cultural heritage quarter. The property benefits from good road and bus links. This location is in the heart of the regenerated Neepsend area, across the road from Peddlers market and Kelham arcade, and just down the road from several pubs and bars and Cutlery Works food hall. The area is home to a number of industrial, retail, leisure and commercial occupiers within the vicinity and growing cluster of creative businesses attracted to the area. Rating Assessment From information obtained from the Valuation Office Agency website the whole property is rated as follows: Address: The Maltings 81, Burton Road, Sheffield, S3 8BZ Description: Offices and premises Rateable Value: £36,000 If the property was let on a floor by floor basis, the rating assessment would have to be re-assessed. Interested parties are advised to make their own enquiries with the Local Rating Authority for verification purposes. Planning We understand that the existing use falls within "B1 Business Use with ancillary storage" under the Town Country Planning (Use Classes) Order 1987 and its subsequent amends. Under the changes to the Use Class Order effective from 1st September 2020, we understand that these premises now benefit from an E class planning consent. Therefore alternative uses may be suitable (stp) however all parties are advised to make their own enquiries with the local planning authority. Lease Terms The property is available to let by way of a new lease for a term to be agreed. The client will consider letting on a floor by floor basis to suit tenant requirements. Interest on this basis will be considered upon request. Rent £10.50 sq ft Viewing Arrangements For further information or viewings, please contact the agent: Francois Neyerlin Telephone: Email: All viewings should be arranged by appointment through the agent. For more details and to contact:

Contact

Email

Phone