

TO LET.

High Quality Office Premises at the Heart of Sheffield City Centre.



8 St James Street, Sheffield, S1 1XN.

Newly Refurbished Period Offices in the Cathedral Quarter with onsite car parking – 1,174 sq ft (109 sq m)



Location.

The property is well located within the City Centre, occupying a prominent position in the historic Central Business District, within the Cathedral Quarter. As well as benefiting from on site car parking, the property is well served by public transport with both Supertram and Bus services immediately in front of the Cathedral on Church Street / High Street.

Amenity nearby includes Fargate with WH Smith and Marks & Spencer. Further, bars and restaurants are within close proximity, including Leopold Square with Wagamama, Zizis and The Botanist and also nearby is All Bar One, Proove Pizza, Manahatta and Pitcher and Piano to name but a few.

The property can be approached by car by Broad Lane/Tenter Street, turning on to Townhead Street. At the traffic lights turn left on to Church Street and immediately left on to Vicar Lane and St James Street is on the right hand side.

Description.

The property briefly comprises a two storey self contained period office building, which has undergone a full sympathetic refurbishment to provide bright contemporary office space. Having recently let the front ground floor section of the building, we have the linked two storey extension to the rear available, providing an additional mix of open and cellular space. This building would suit design conscious businesses – ideal for both private sector and professional services.

Externally is a secure courtyard with good on site car parking provision for 4 cars.

Subject to Contract.

Accommodation.

Description	Sq M	Sq Ft
REAR BLOCK		
Ground Floor	48	517
First Floor	61	657
Total	109	1,174

Note: areas are approximate, subject to a measure on an NIA basis on completion of works.

Quoting Rent / Terms.

The accommodation is available to let by way of a new Full Repairing and Insuring (FRI) Lease on terms to be agreed. Further information on request.

Rateable Value.

We understand the property has a Rateable Value of £27,500. Interested parties are advised to make their own enquiries with the Rating Department of the Local Authority.

EPC.

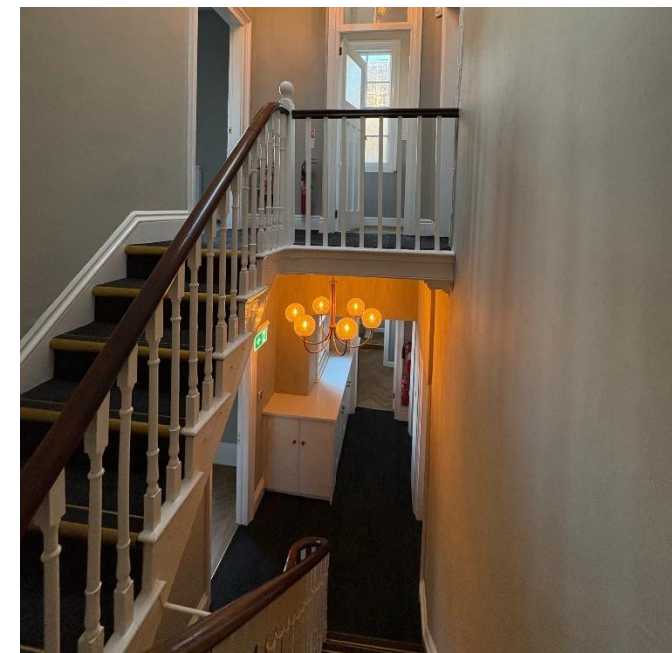
D - 94.

VAT.

All figures quoted are subject to VAT at the prevailing rate where applicable.

Costs.

Each party is to be responsible for their own legal costs incurred in any transaction.



Contact.



For further information, or to arrange a viewing, please contact sole agents Knight Frank:.

Peter Whiteley

+44 114 241 3903

+44 7979 530 416

peter.whiteley@knightfrank.com

Kitty Hendrick

+44 114 241 3907

+44 7989 735 137

Kitty.Hendrick@knightfrank.com

Important Notice

1. Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Knight Frank LLP, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed.
2. (Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.
6. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated January 2026. Photographs dated November 2023 & CGI.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership.

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Connecting people
& property, perfectly.

