

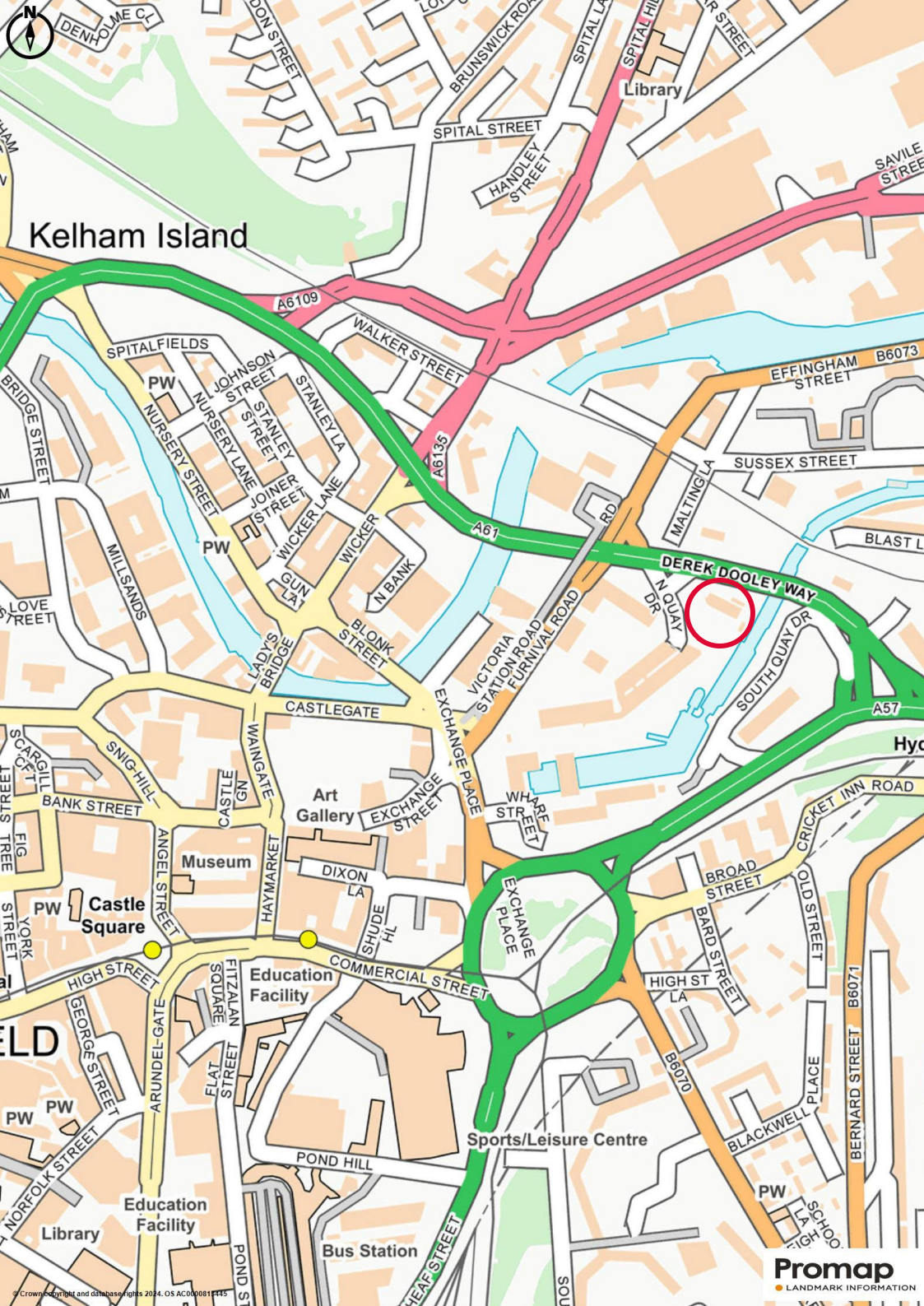
TO LET.

Unique Office Space in Landmark Listed Building.



The Sheaf Quay, 1 North Quay Drive, Sheffield, S4 7SW.

2,134 – 7,569 sq.ft.



Location.

Sheffield Canal Basin, now known as Victoria Quays, is at the head of the Sheffield and Tinsley Canal, close to Sheffield City Centre. Sheaf Quay is a beautiful Grade II listed building located there. The whole area received a new lease of life in the 1990s, when the warehouses were restored and new buildings were added. The Sheaf Works were turned into a pub, the derelict railway arches were converted into shop units and a marina was created on one side of the basin. The city centre, Super-tram route, bus and train stations are all just a few minutes walk away.

Description.

Not only is the property a landmark listed building, it also enjoys wonderful views over the Canal Basin offering occupiers a beautiful working environment. It is adjacent to a public park with external seating outside next to the canal, and can be seen from The Parkway/Sheffield ring road. The offices on the ground, first and second floors - which are self-contained - have undergone refurbishment and are available as a whole or on a floor by floor basis. Finally, there are 35 parking spaces (which are allocated on a pro-rata basis) with a further public car park next-door.



Accommodation.

We understand the property comprises the following areas:-

Description	Sq M	Sq Ft
Ground Floor	198.26	2,134
First Floor	274.06	2,950
Second Floor	230.86	2,485
Total	703.18	7,569

Quoting Rent.

The quoting rent is £15.00 per sq ft per annum exclusive, following refurbishment works.

Terms.

The accommodation is available to let by way of a new Full Repairing and Insuring (FRI) Lease on terms to be agreed as a whole or on a floor by floor basis. Flexible terms available.

Service Charge.

A service charge is payable to cover the maintenance and upkeep of the common areas of the estate.

Rateable Value.

Interested parties are advised to make their own enquiries with the Rating Department of the Local Authority.

Services.

We confirm we have not tested any of the service installations and any occupier must satisfy themselves as to the state and condition of such items.

EPC.

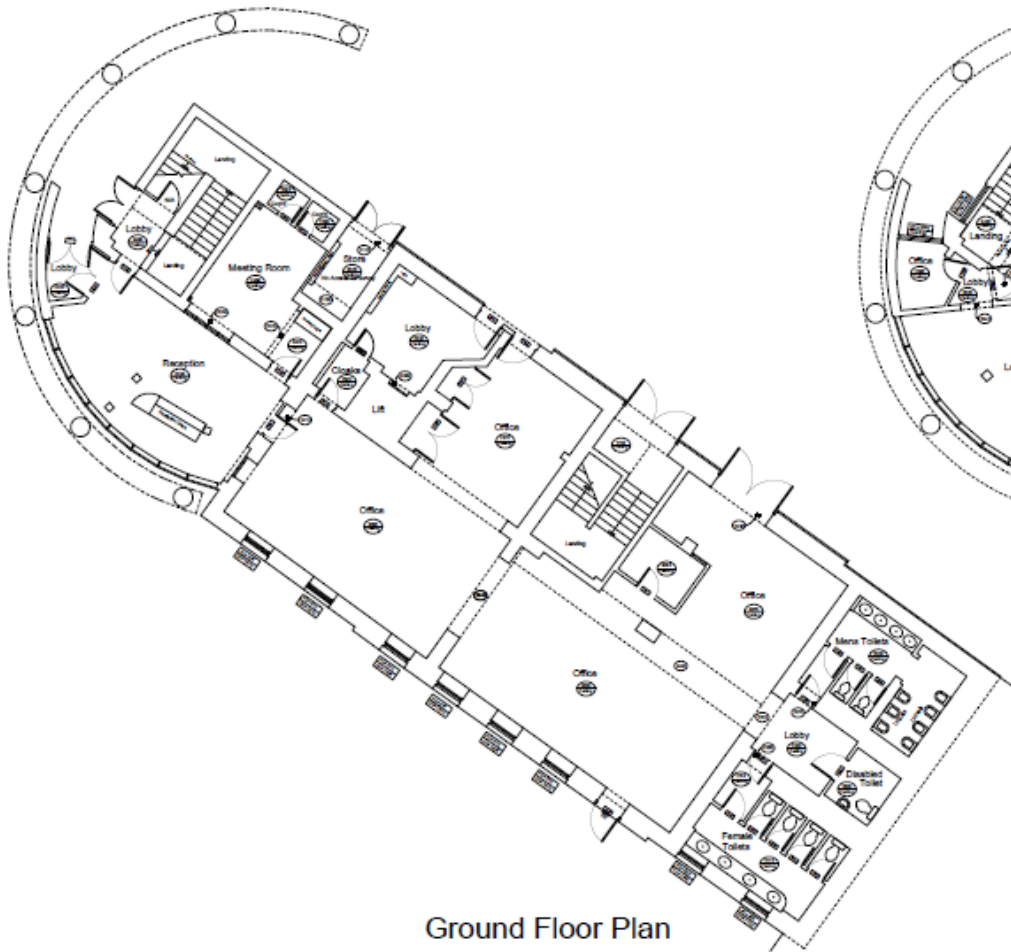
The property has an Energy Performance Certificate (EPC) rating of E103.

VAT.

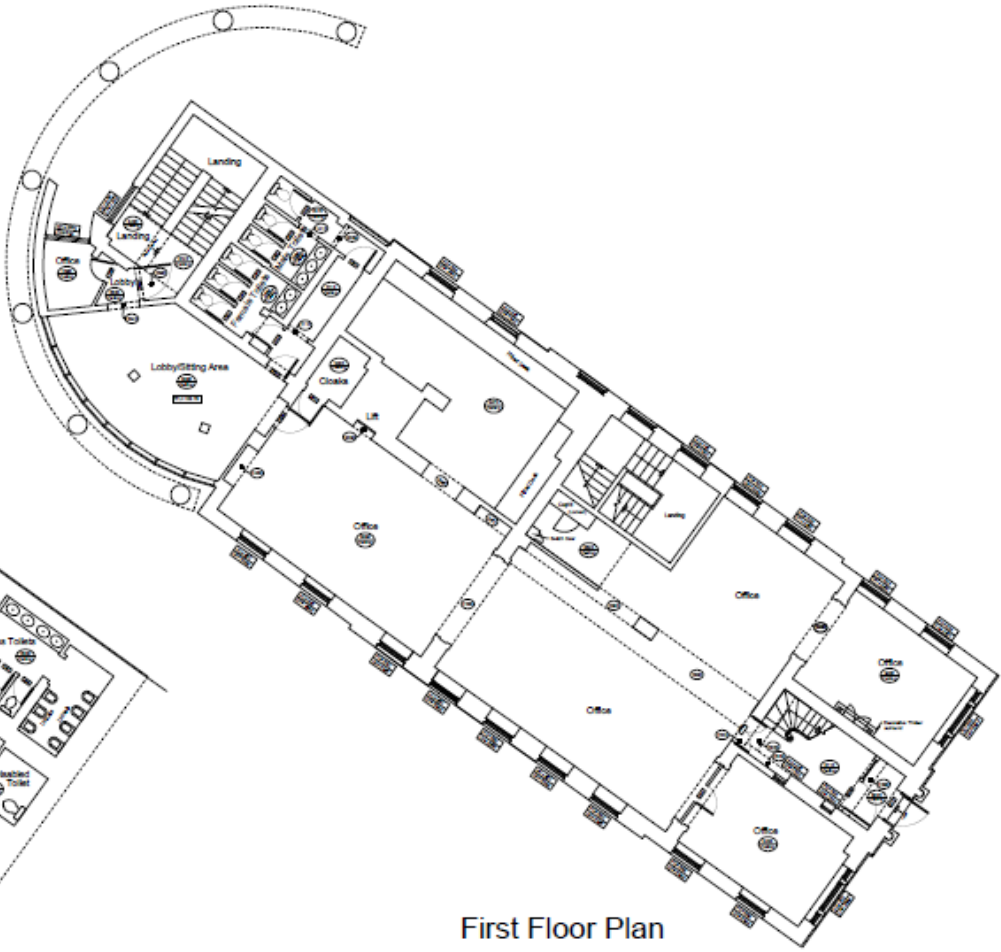
All figures quoted are subject to VAT at the prevailing rate where applicable.

Costs.

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

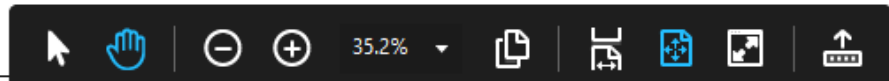


Ground Floor Plan



First Floor Plan

Survey and Site Services 32 Whitley Street, Derby M1, Derbyshire DN10 4AU Tel: 01753 40410 Fax: 01753 001200 Website: www.surveyandsite.co.uk Email: info@surveyandsite.co.uk Sheaf, Sheffield S10 2ND Survey and Site Services is the Trading Name of SSI Surveys Ltd Registered in England and Wales Company No: 08880018			
Client Coda Studios			
Drawing Title Measured Survey Existing Floor Plans			
Site Address Sheaf Quay North Quay Drive Sheffield S2 5SW			
SCALE = 1:100			
Drawn: 2020	Checked: 2020	Issue: 2020	Client: 2020
Dwg. No. S505-FP-1-1		Date: 17/07/2017	



Contact.



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

KNIGHT FRANK

Peter Whiteley

+44 114 241 3912

+44 7979 530 416

peter.whiteley@knightfrank.com

COLLOCO

Tim Bottrill

+44 114 241 3902

+44 7810 865 561

tim@colloco.co

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 28 October 2024. Photographs dated October 2024.

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.

