

# TO LET.

*Fully Fitted City Centre Gym Premises with Roadside Frontage.*



**2 Tenter Street, Sheffield, S1 4BY.**

*6,006 sqft (557.98 sqm).*

## Location.

Tenter St is a vibrant mixed use area providing a significant amount of existing and new student housing, private apartments and commercial occupiers.

Immediately opposite the property is the exciting Pennine Five development, already home to Spaces, Sheffield College and a host of new tech businesses. Nearby there are a number of car parks including the NCP and the Pennine Five.

## Description.

2 Tenter St is a substantial mixed use development that includes 400+ residential units, University of Sheffield, NCP car park and a multi let office block. The former gym premises comprises the front ground floor unit and benefits from the following:

- Full height glazing along the road facing facades
- 4,305 sq ft main gym area
- 1,701 sq ft of private studios to the rear
- Reception area and managers office
- Changing rooms and locker storage - Air conditioning

The equipment in the gym is available for the incoming tenant to utilise. Note, testing and servicing of the equipment will be the responsibility of the incoming tenant. A full list of equipment can be provided on request.





# Contact.

For further information, or to arrange a viewing, please contact the Joint Agents:

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