

FOR SALE.



Hybrid industrial / office unit arranged over 3 floors located in Sheffield City Centre.



160 Solly Street, Sheffield, S1 4BF.

Flexible business unit extending to approximately 11,421 sq ft – With Potential for Redevelopment Subject to Planning.

Location.

The premises are located on Solly Street in the heart of Sheffield City Centre within the St Vincent's Quarter. There are excellent road links with access to the main thoroughfare of the A61 at Shalesmoor accessed via Upper Allen Street / Shepherd Street, which in turn links to the Sheffield Parkway approximately 1.3 miles away, and further to Junction 33 of the M1 Motorway situated approximately 6.7 miles away. The A61 (Penistone Road) also serves as a link to North Sheffield and Barnsley. Netherthorpe Road is also easily accessed from the premises and connects to Sheffield City Centre, South Sheffield and further to Chesterfield.

The surrounding area offers a mix of residential and commercial premises in the heart of Sheffield City Centre and being close to The University of Sheffield city campus.

Description.

This available premises comprise an L-shaped hybrid business premises offering a range of workshop and office accommodation, arranged over 3 floors and being suitable for a variety of uses. The building is of brick construction with a flat parapet roof.

The property is finished to a high specification to include the following:

- Open span ground floor workshop space with roller shutter loading door, concrete floor and 4.1 metre clear internal height
- Several smaller partitioned meeting rooms / storage rooms alongside W/Cs to the ground floor
- Fluorescent strip lighting throughout
- Gas heating throughout
- Good quality fitted office accommodation to the first floor – carpeted with perimeter trunking and configured into various meeting rooms / open plan offices
- W/Cs and kitchen to first floor offices
- Further lower ground floor workshop space with W/C, concrete floor, 2 roller shutter loading doors and 6.4 metre clear internal height
- Reception / entrance area accessed via personnel doors
- Dedicated front car park with further lower ground floor gated yard to the rear accessed via Brocco Street
- Connections to all mains services



Accommodation.

We understand that the property has the following Gross Internal Floor Area (GIA):-

Description	Sq M	Sq Ft
Lower Ground Floor Warehouse	353.58	3,806
Ground Floor Workshop / Office	354.46	3,815
First Floor Offices	353.11	3,800
Total	1,061.15	11,421

Terms.

The Freehold accommodation is available for sale.

Sale Price.

Price on application.

Offers are invited, with consideration also made to offers on the basis of potential redevelopment on a Subject to Planning basis.

Rateable Value.

The premises have a current Rateable Value of £47,700.

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

EPC.

Available on request.

Due Diligence.

Interested parties will be requested to provide the agent with company information to comply with anti-money laundering legislation.

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:

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Particulars dated July 2025. Photographs dated July 2025.

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