

# To Let

Anchor Point, Bramall  
Lane, Sheffield, S2 4RJ

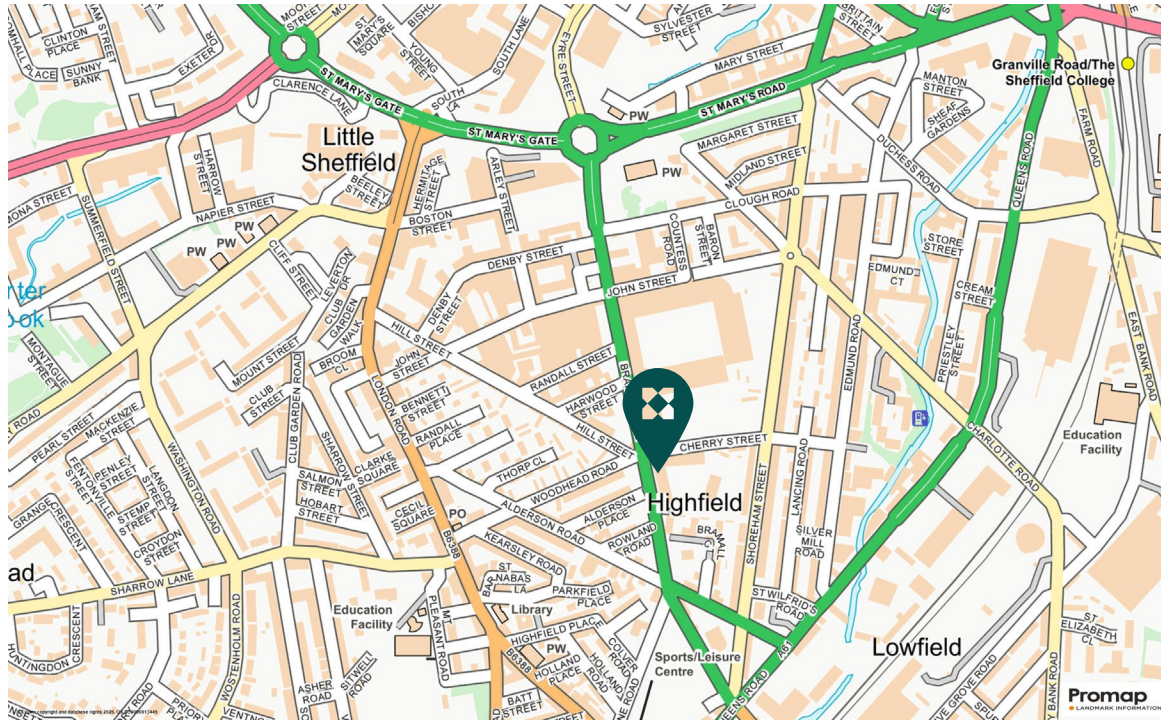
**7,200 sq ft (668.90 sq m)**

- Self contained Ground Floor office suite
- Fully fitted with mix of open plan offices / meeting rooms
- Accessible location close to the inner ring road
- Walking distance to city centre
- 21 on site car parking spaces

Your partners in property



# Location



Anchor Point is located fronting Bramall Lane at the junction with Cherry Street, close to Sheffield United Football Club. It is accessible to the Inner Ring Road via St Marys roundabout, giving fast access to both the University of Sheffield complex and to the railway station at Park Square.

The Moor retail area is within walking distance, with its retail and hospitality offer, including the markets.

The office benefits from 21 on site car parking spaces for the office suite and is also well provided by access by bus services.

On the doorstep is a Local Shopper retail unit, further, the building has good access links to London Road / Abbeydale Road (A621), Queens Road / Chesterfield Road (A61) and Ecclesall Road (A625).

# Description

The offices are self contained, ground floor suite fronting Bramall lane, with its own access and reception. The offices are being reconfigured to provide a mix of open plan meeting rooms, cellular offices, has its own toilets, kitchen and breakout area. Specification includes:

- Raised access floor
- Suspended ceiling with LED lighting
- Comfort cooling

## Accommodation

From the measurements provided, the accommodation provides the following Net Internal Floor Area (NIA):  
7,200 sq ft (668.90 sq m).

## Terms

The accommodation is available to let by way of a new lease terms to be agreed.



Suspended  
Ceiling



Comfort  
Cooling



LED  
Lighting



Raised Access  
Floors



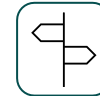
Exclusive  
Reception



Meeting Room



Kitchen /  
Breakout



Edge of  
City Centre



On Site  
Car Parking

## Quoting Rent

£12.50 per sq ft per annum exclusive.

## EPC

To be confirmed.

## Service Charge

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

## Rates

From April 2026, the Rateable Value will be £61,000 per annum.

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



# Contact

## Due Diligence

Any interested party will be required to provide the agent with company information to comply with anti money laundering legislation

## Legal Costs

Each party to bear their own legal costs.

## VAT

All pricing is subject to VAT at the prevailing rate where applicable.

For further information, or to arrange a viewing, please contact Knight Frank the Sole Agents



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Particulars dated February 2026. Photographs dated February 2026.

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