

KELHAM ISLAND, SHEFFIELD  
S3 8SA

# GLOBE STEEL WORKS

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Licence granted for A4 leisure and  
entertainment space

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Unique opportunity with potential for an  
outdoor roof terrace (approved in planning)

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Located in the heart of Kelham Island

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Available on a new lease immediately

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Full detailed planning approved in February  
2023 for a conversion to a music/events venue  
and café/bar

CITU



Unique Leisure / Entertainment Venue - Available To Let — c. 4,791 sq ft GIA (over 2 existing floors)



# DESCRIPTION

Globe Steel Works is an impressive and characterful red-brick building located in a prime position in the heart of Kelham Island, located adjacent to Alma Street.

An exciting opportunity to rent a self-contained building with planning for a leisure opportunity with a roof terrace (to be created)

The proposed floorplan extends to approximately 6,030 sq ft GIA over ground and first floors (excluding outdoor terrace)

In the heart of one of the most popular commercial / residential areas in Sheffield, easily accessible from the city centre

Kelham Island is widely known for its food and drink culture and is one of the most well known and visited areas in Sheffield’s leisure scene given the eclectic mix of independent occupiers

Planning permission granted with trading hours permitted from 9am to 12.30am Fridays & Saturdays for the main space

Licence granted for A4 leisure and entertainment space

# ACCOMMODATION

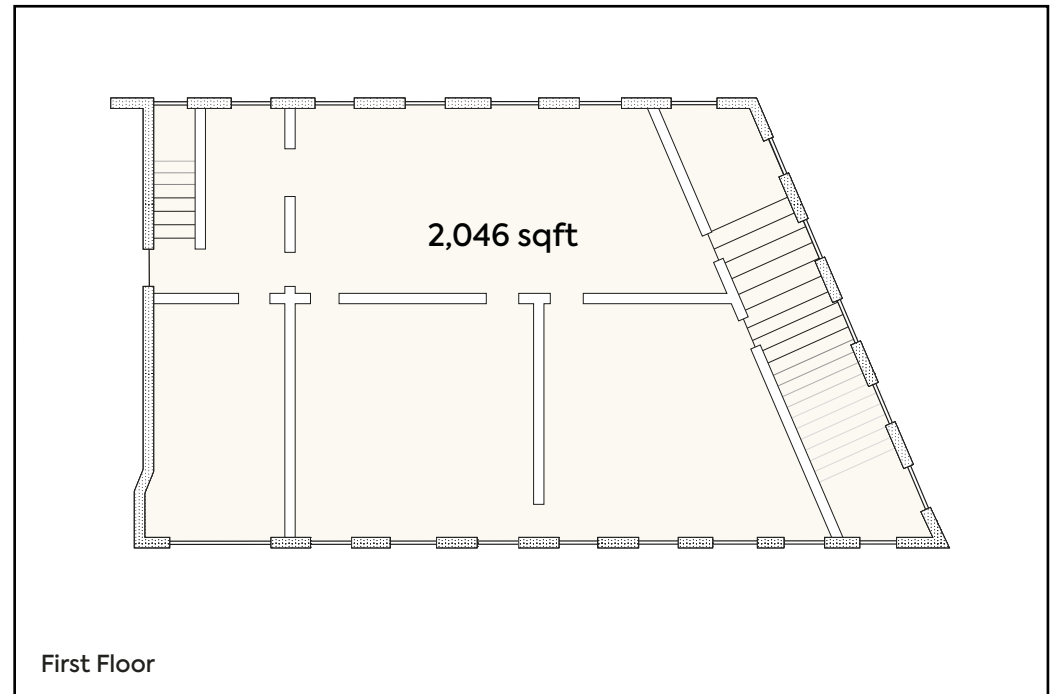
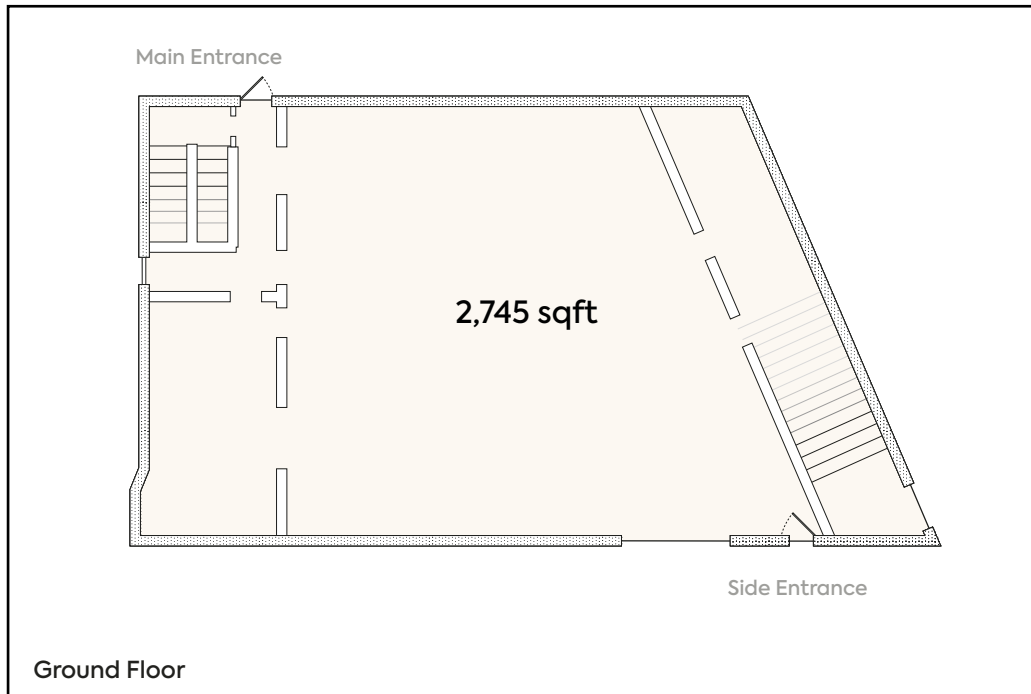
The property benefits from dual access with the main entrance off Alma Street and a second entrance within the Kelham Central development. Access off Alma Street brings you into a grand staircase providing access directly to the upper floors (providing ability to split floor uses). Sketches submitted in planning are available on request illustrating a new entrance lobby creating a bespoke reception for the ‘event space’.

Accommodation Schedule	Existing Floor area	Proposed Floor area
FLOOR	SQ FT GIA	SQ FT GIA
GROUND	2,745	3,630
FIRST	2,046	2,400
TOTAL	4,791	6,030

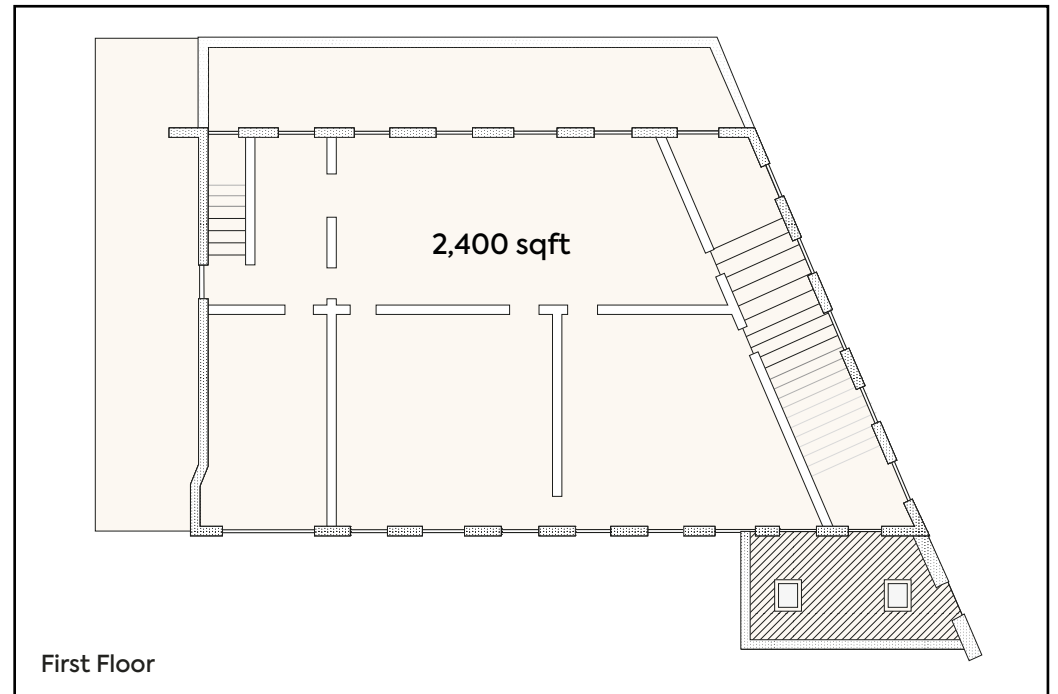
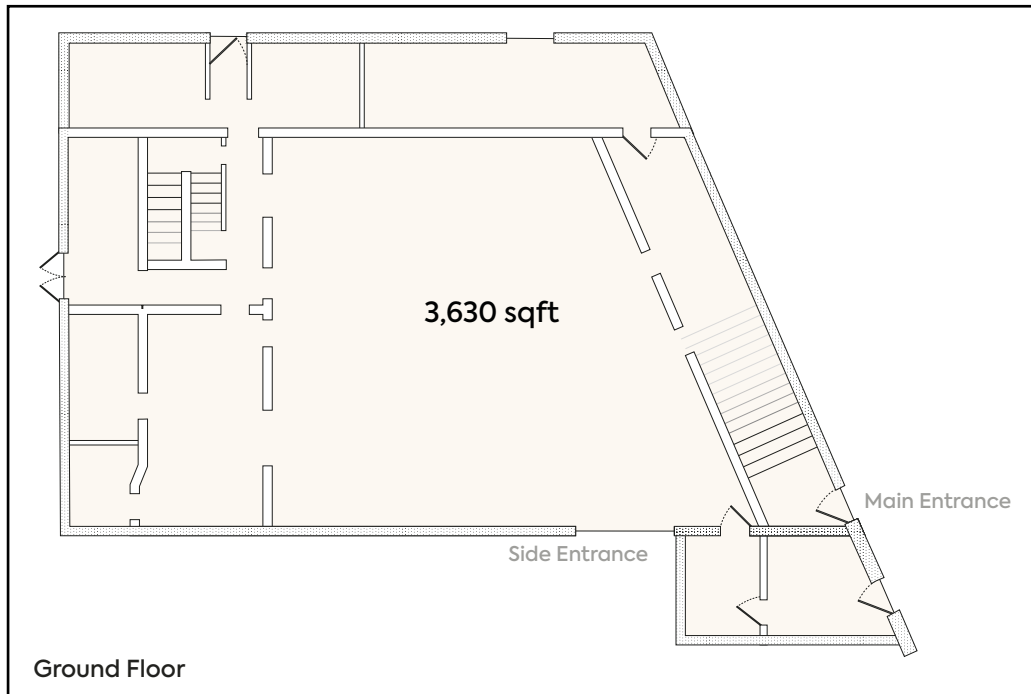


# Existing Layout

The building is filled with character and provides scope to create a unique leisure destination. The existing entrance has a grand staircase and presents well connecting the entrance directly to the ground floor as well as the upper floor.

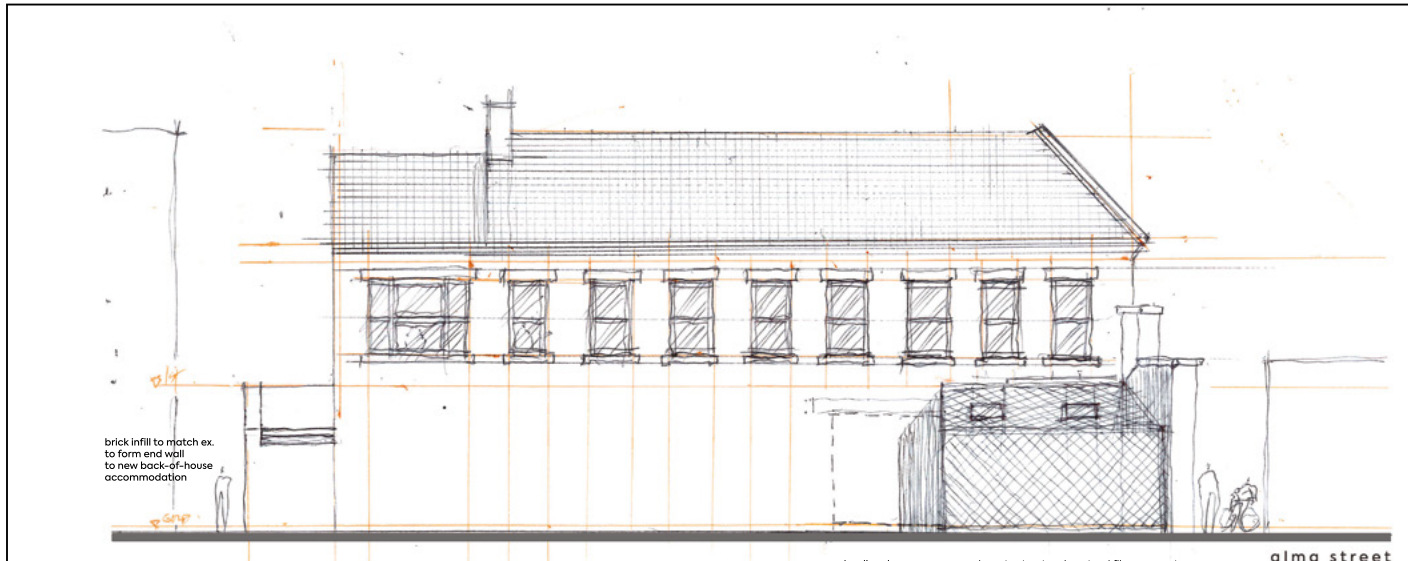


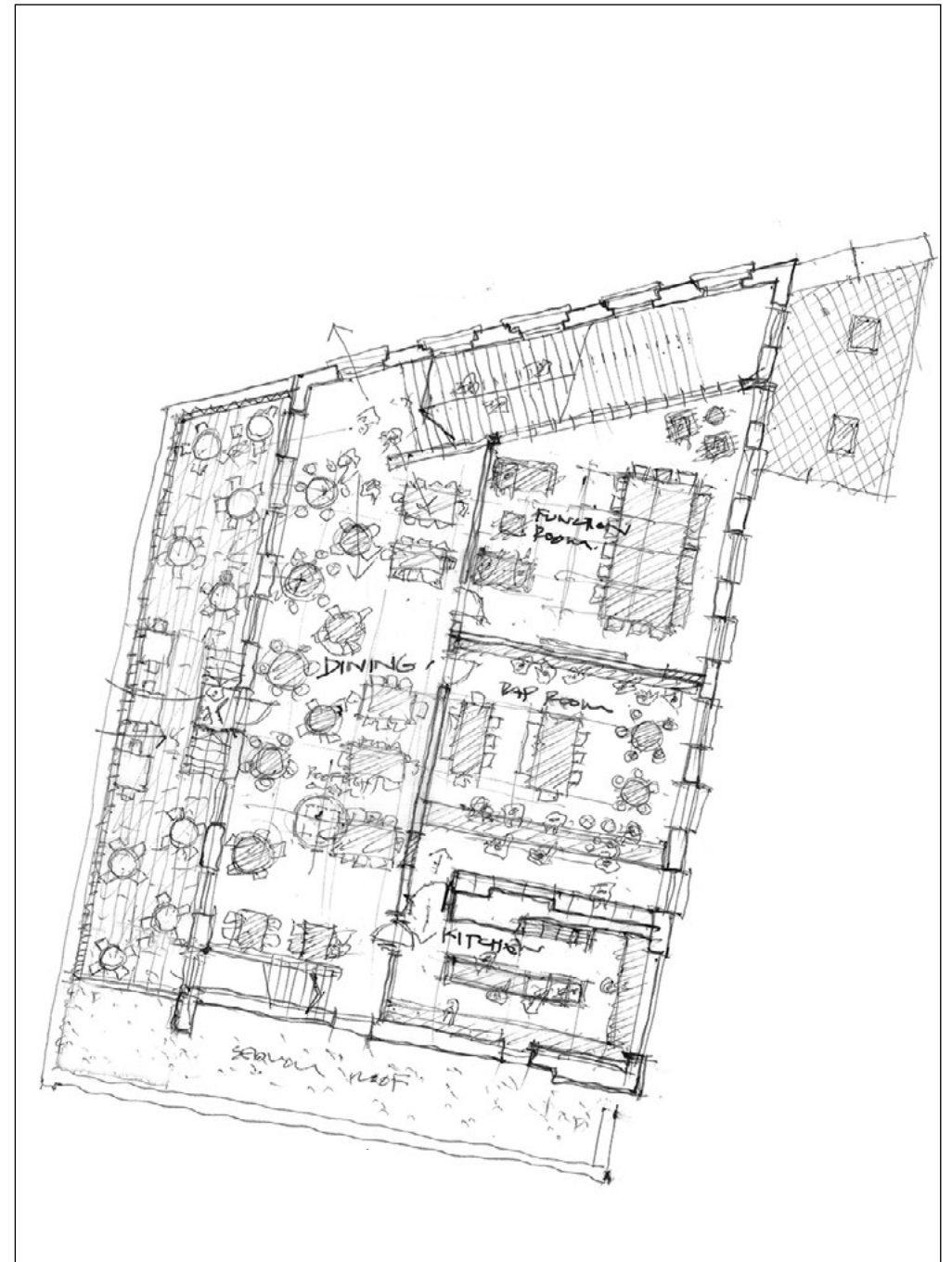
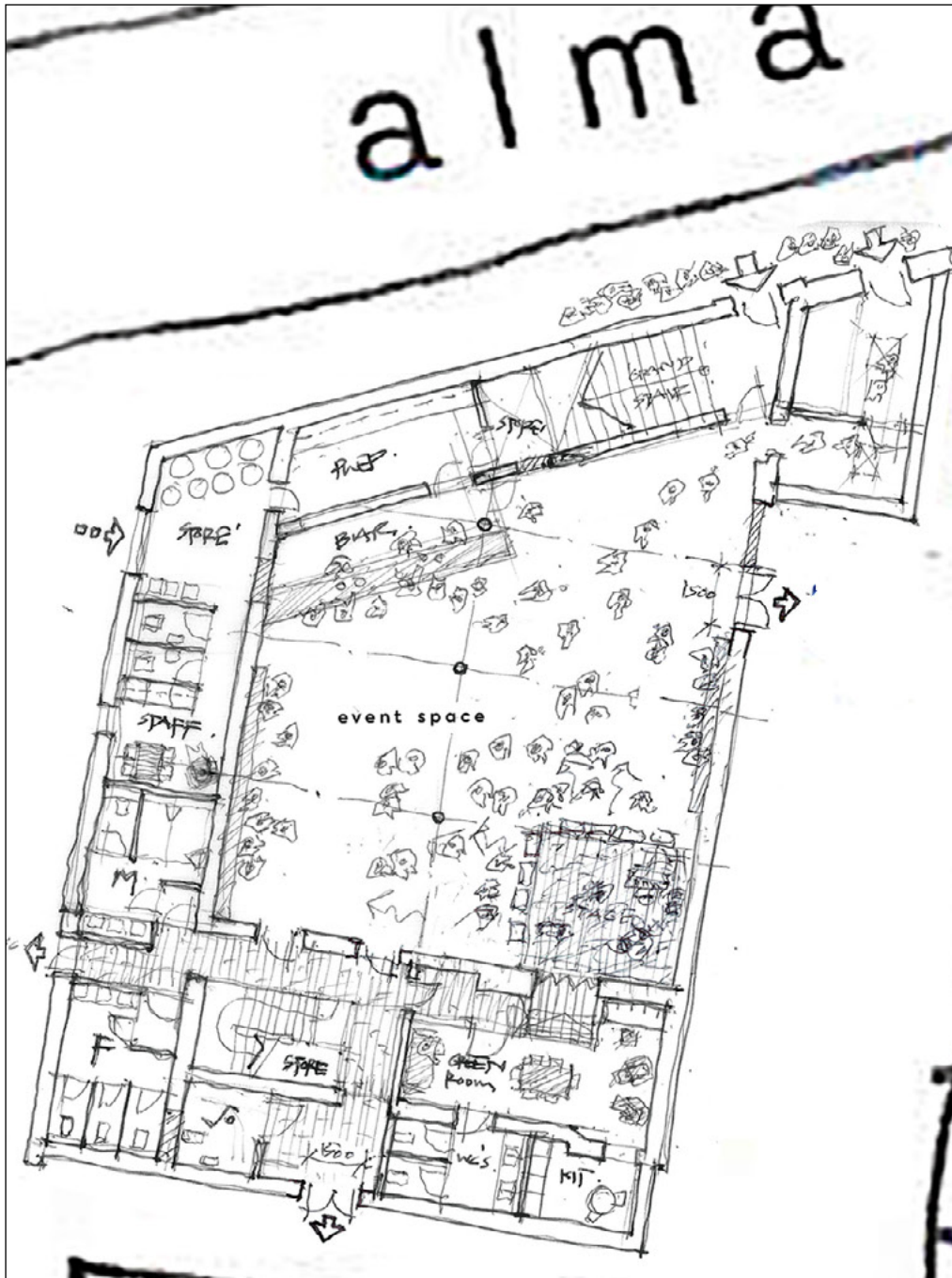
# Proposed Layout





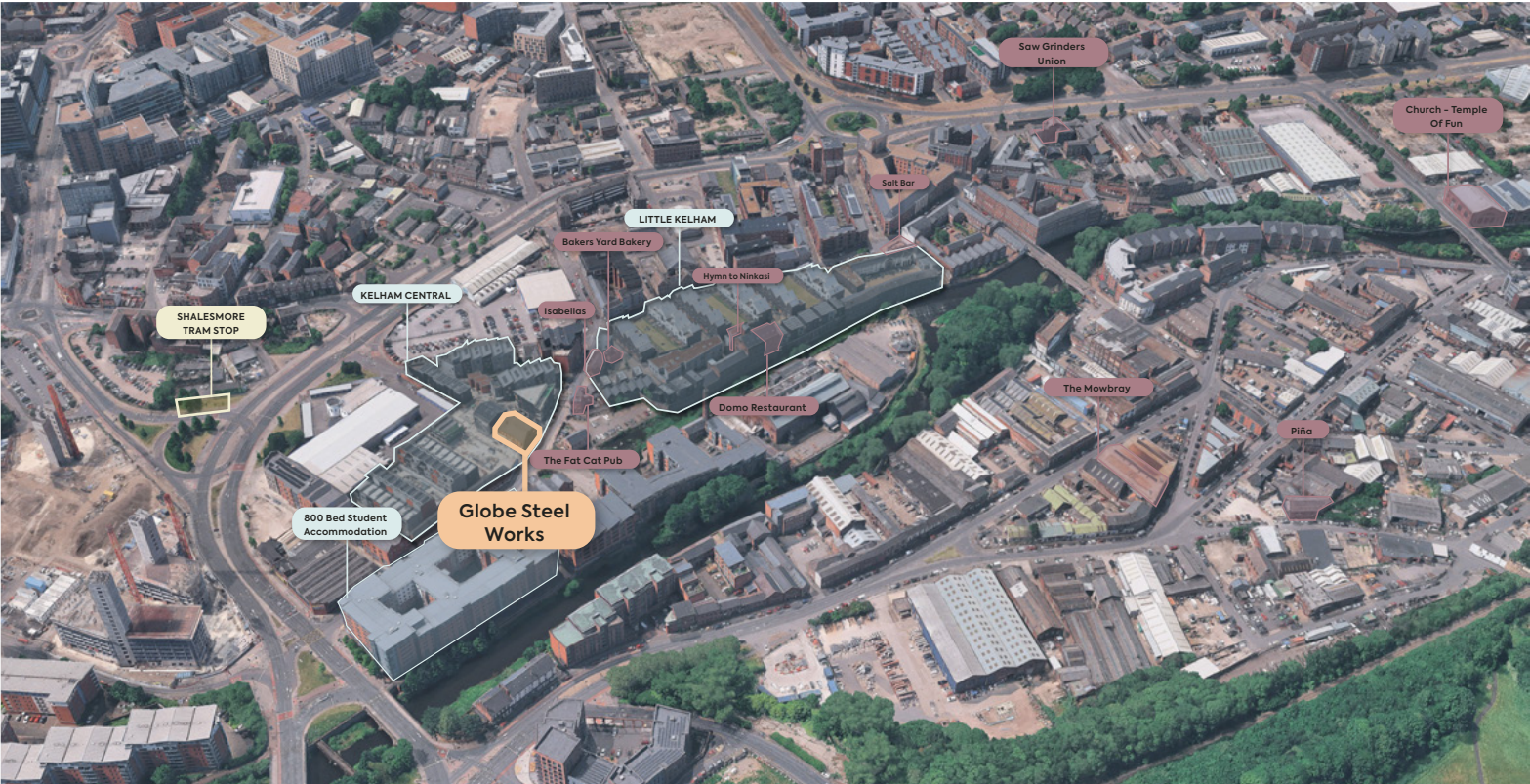
# Indicative Initial Feasibility Sketches







# Location



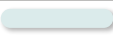
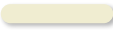

## Additional information

- Located in the heart of Kelham Island, with a mix of residential and commercial occupiers of all ages
- Easy access from the city centre, bus / train station with excellent transport links. Situated on the Sheffield Ring Road providing good access to various suburbs of Sheffield and the M1 Motorway, via Sheffield Parkway (A57)
- Situated in one of Sheffield's coolest neighbourhoods, known for its vibrant indie shopping arcades and food halls to microbreweries and galleries frequently publicised in magazines and online
- Area known for interesting and exciting independent occupiers

## Other Amenities

- Isabellas - 1 Minute
- Bakers Yard Bakery - 1 Minute
- The Fat Cat Pub - 1 Minute
- Domo - 2 Minutes
- Hymn to Ninkasi - 2 Minutes
- Salt - 2 Minutes
- Saw Grinders Union - 4 Mins
- Shalesmoor Tram Stop - 5 Minutes
- The Mowbray - 7 Mins
- Piña - 7 Min
- Hampton Hotel - 8 Minutes
- Kommune - 12 Minutes
- Church House of Fun - 10 Mins
- Cutlery Works - 12 Minutes
- City Centre - 19 Minutes
- Train Station - 20 minutes

## Key

- Residential = 
- Transit = 
- Commercial = 



# Location



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Isabellas - 1 Minute

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Bakers Yard Bakery - 1 Minute

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The Fat Cat Pub - 1 Minute

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Craft & Dough - 1 Minute

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Dirty Mirror - 1 Minute

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Bubba Bar Kelham - 1 Minute

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Kelham Island Tavern - 1 Minute

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Kelham Triangle - 1 Minute

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The Island - 1 Minute





Commercial Space

Sheffield



# GLOBE STEEL WORKS



## Get in touch

- New Effective Full Repairing and Insuring lease directly from the landlord
- Rent – we are quoting £60,000 per annum exclusive of VAT
- Service charge to be provided upon request
- Business rates – the building will be re-assessed once the fit-out works have been completed
- Planning – **Reference: 22/02470/FUL**
- Licence granted for A4 leisure and entertainment space

For more information and to book a viewing please contact joint agents.

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Brochure created January 2025

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