



GATECRASHER

Arundel Street, Sheffield S1



A **UNIQUE** AND **EXCITING** OPPORTUNITY

AWAITS YOU

COMMERCIAL UNITS

WITH PLANNING FOR A1, A2, A3 AND B1 USES

AVAILABLE NOW

A SHINING LIGHT IN SHEFFIELD'S CULTURAL INDUSTRIES QUARTER

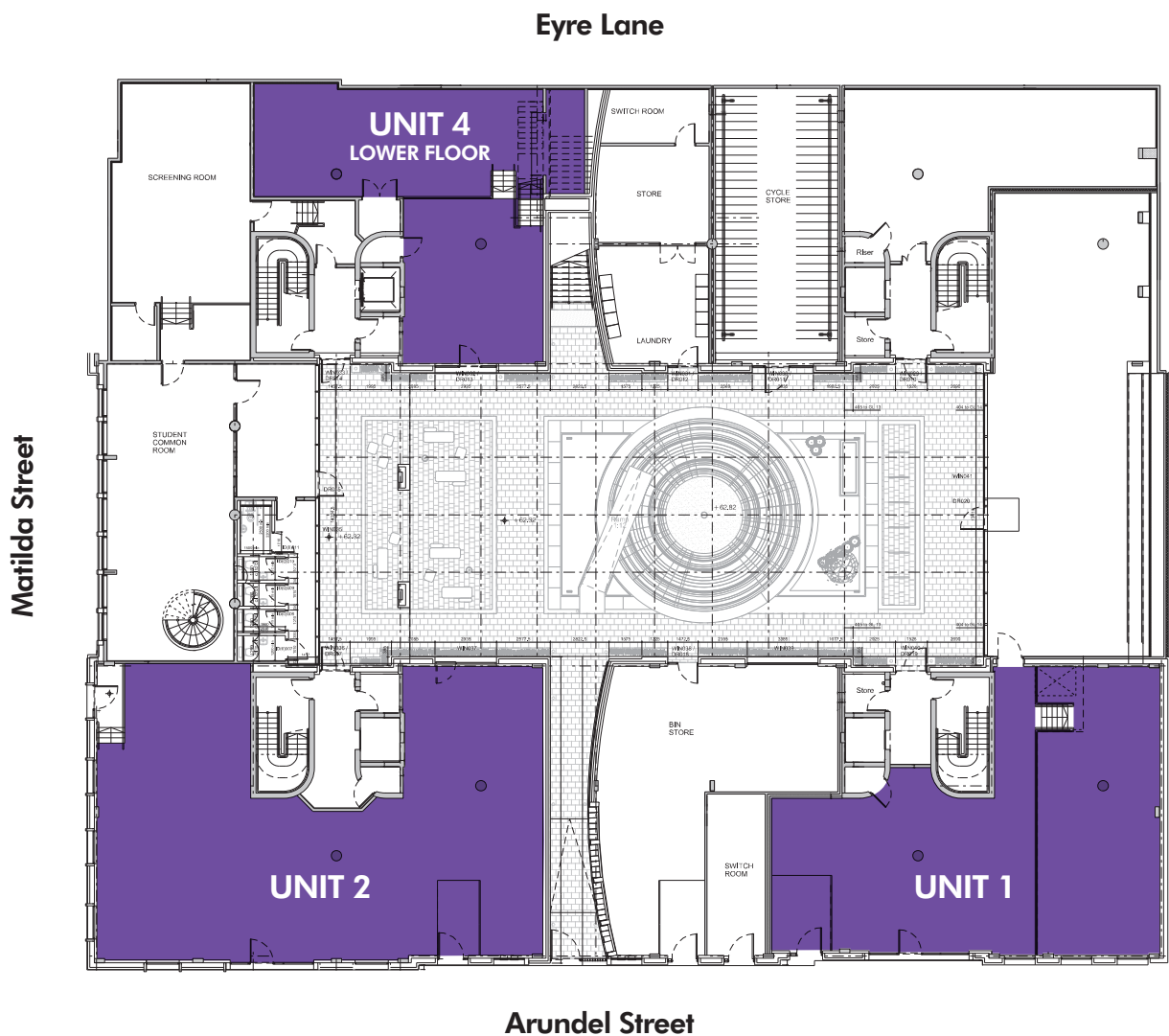
From the ashes of the world famous nightclub, a new Gatecrasher is now born. Bordered by Arundel Street, Matilda Street and Eyre Lane Gatecrasher is perfectly located at the heart of the CIQ and offers a range of commercial units from 1,743 sq ft to 3,336 sq ft with level access to either Arundel Street or Eyre Lane. With planning for a range of uses the units provide flexible accommodation that will be attractive to a whole host of business types.

The units are offered with fully finished double height glazed frontages with shell finish internally ready for tenant fit out.

The CIQ is expanding rapidly and is already home to a vibrant and exciting range of businesses including; Sheffield Hallam University, Tamper, Silversmiths, Laundry, Street Food Café to name but a few. Gatecrasher is only a few minutes walk from Sheffield Mainline Station and the Heart of the City, Jury's Inn and the Moor.



GROUND FLOOR





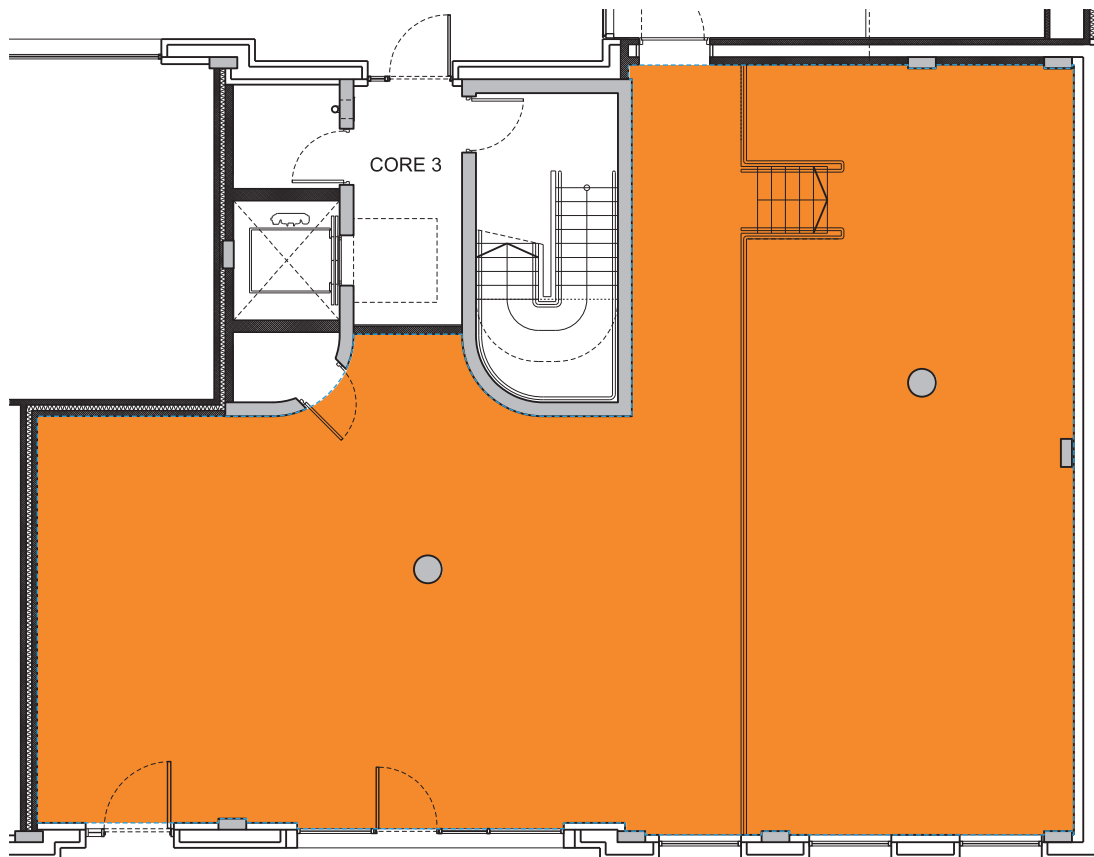
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Arundel Street, Sheffield S1

UPPER GROUND FLOOR



UNIT 1, ARUNDEL STREET, SHEFFIELD S1



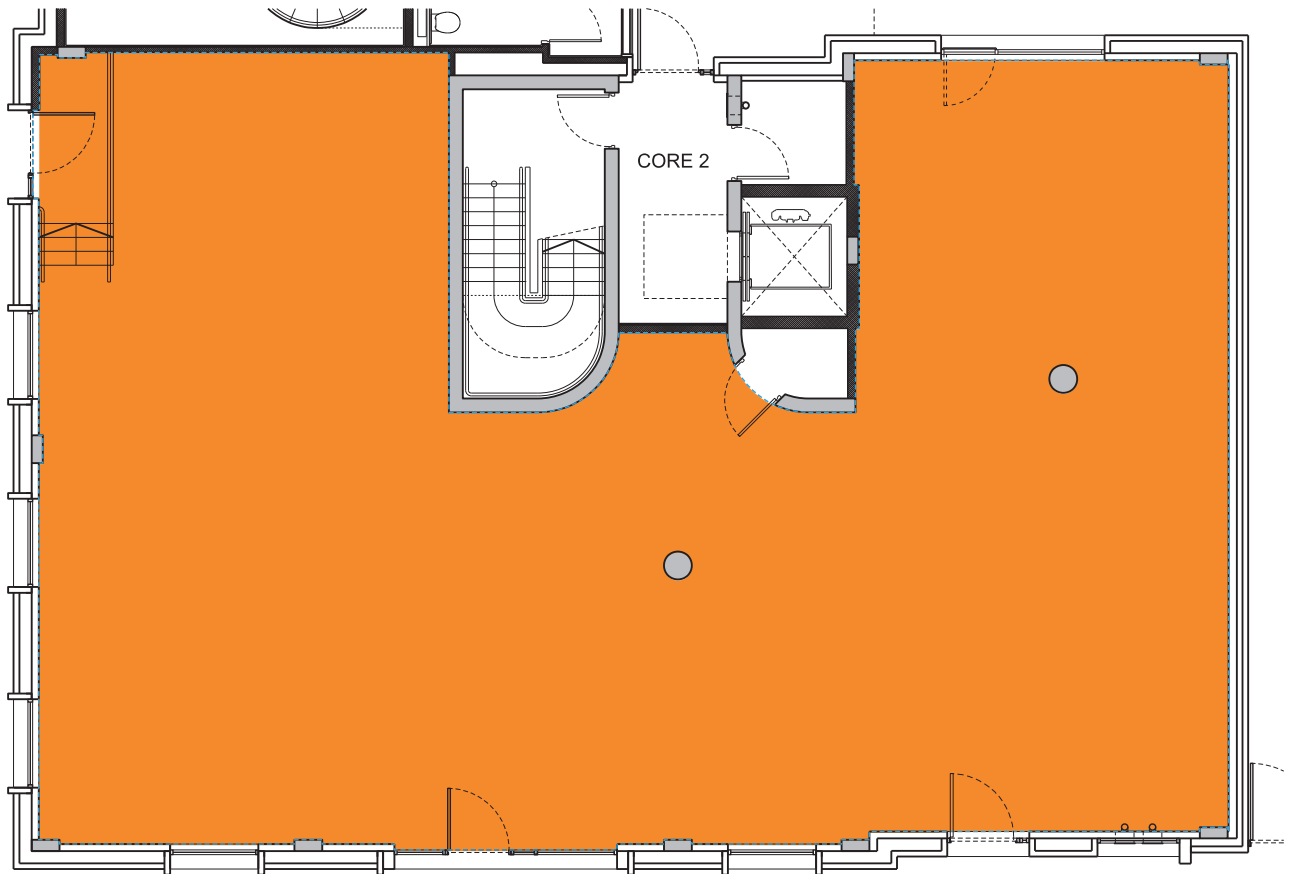
GIA 2,055 sq ft



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UNIT 2, ARUNDEL STREET, SHEFFIELD S1



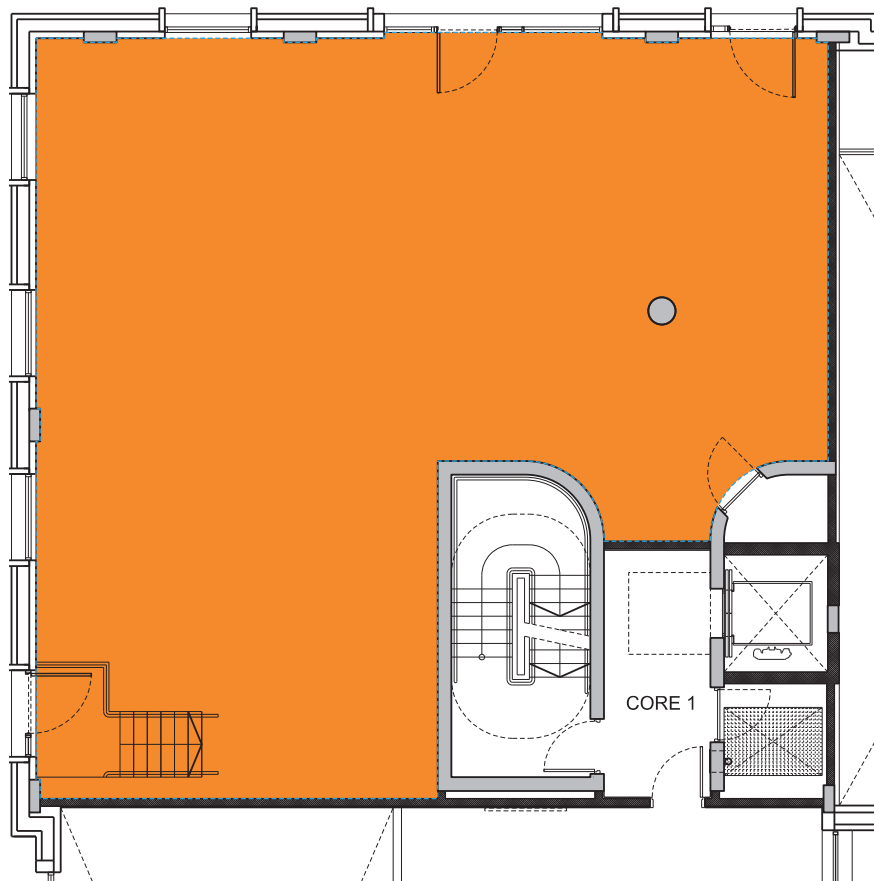
GIA 2,766 sq ft



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UNIT 3, EYRE LANE, SHEFFIELD S1



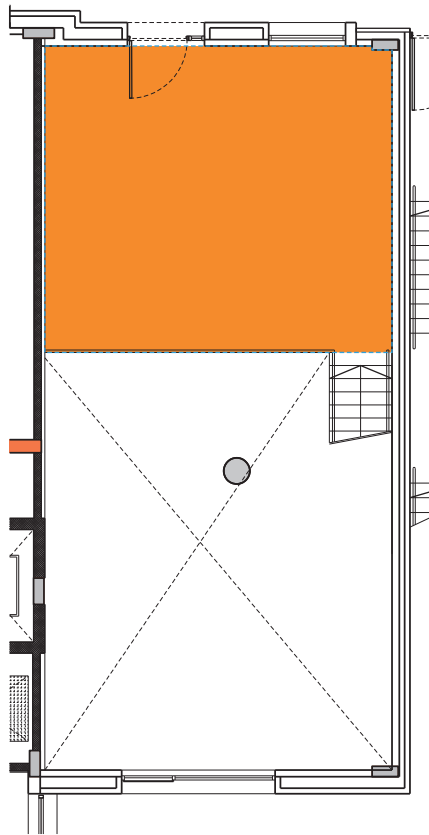
GIA 1,743 sq ft



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UNIT 4 UPPER FLOOR, EYRE LANE, SHEFFIELD S1



With level access from Eyre Lane (Upper Floor) or the landscaped Courtyard (Lower Floor) this is a unique double height space offering a great opportunity to configure/extend to suit individual requirements. It can also be combined with Unit 3.

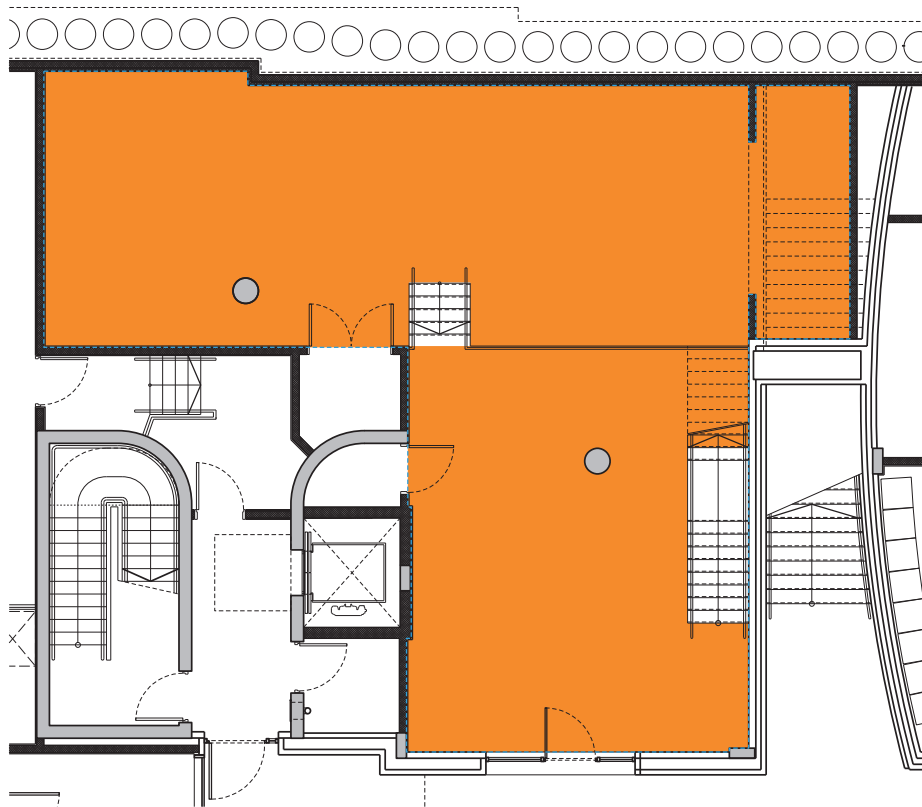
GIA 1,862 sq ft
(Upper Floor 409 sq ft)



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UNIT 4 LOWER FLOOR, EYRE LANE, SHEFFIELD S1



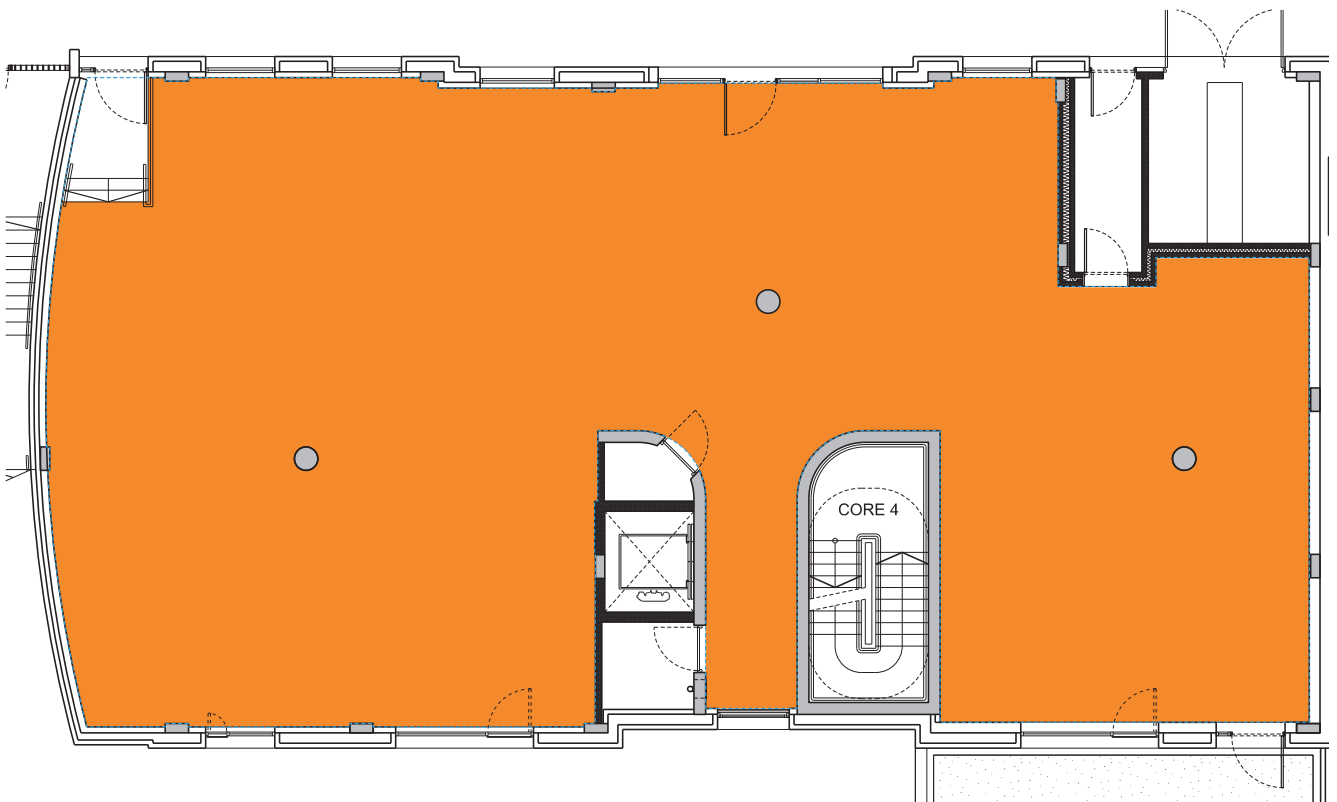
GIA 1,862 sq ft
(Lower Level 1,453 sq ft)



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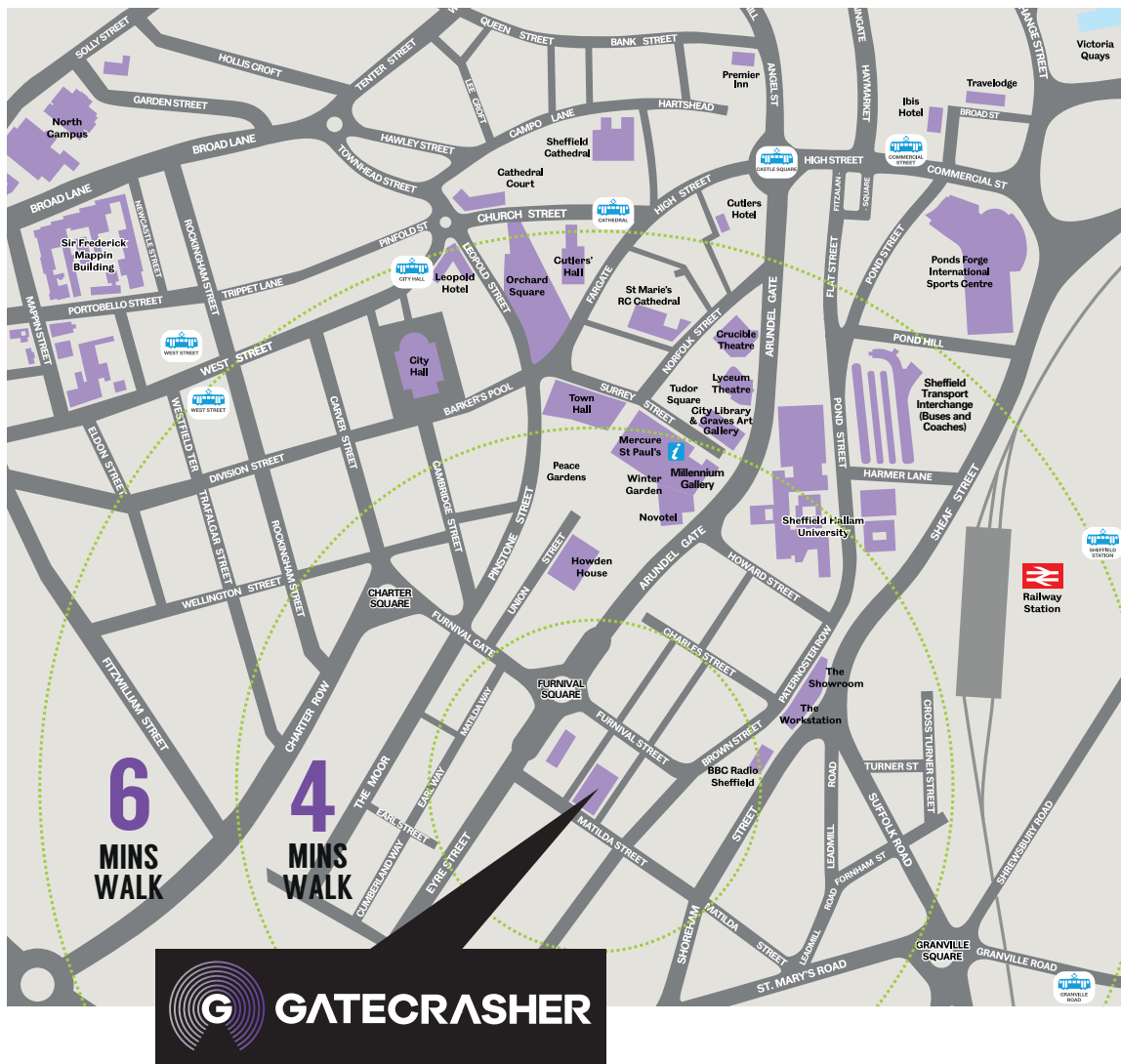
UNIT 5, EYRE LANE, SHEFFIELD S1



GIA 3,336 sq ft

A TRULY GREAT LOCATION

Perfectly positioned just minutes on foot from the railway station and bus interchange and surrounded by a densely populated group of students, professionals and residents, together with a diverse and expanding range of businesses old and new, Gatecrasher is in a unique position within the Cultural Industries quarter.





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 **Devonshire Green (Broomgrove Road) Limited**

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