

# GREEN LANE WORKS

RETAIL / LEISURE / OFFICE SPACE TO LET

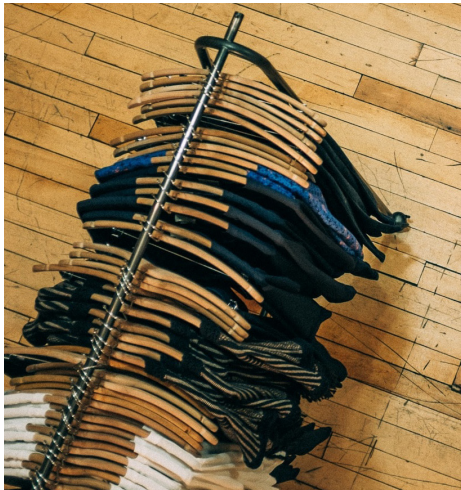
KELHAM ISLAND, SHEFFIELD S3 8SJ

READY FOR OCCUPATION

2,347 Sq Ft / 218 Sq M







# Available to let

A UNIQUE RETAIL & LEISURE SPACE  
BUILT FOR YOUR BUSINESS.

Green Lane Works has a unique ground floor retail and leisure space, boasting 2,347 square feet of accommodation, with an opportunity for the occupier to shape the fit-out of the unit to suit their requirements. This versatile, highly desired space offers a large, open-plan, glass fronted area, that's ready to home your venture. Facing directly onto Green Lane, and positioned right next to the newly restored Green lane Works Clock Tower, this space sits in a prime location within Kelham Island, so you'll always be on view.

## AT A GLANCE

- Ground floor space of 2,347 Sq Ft
- Iconic location surrounded by vibrant businesses
- Well suited to bar, cafe or retail use
- Further development of 114 homes underway nearby
  - Excellent transport links
  - Prominent, accessible location
- Situated in the heart of Kelham Island, named the UK's greatest neighbourhood 2018 by the Academy of Urbanism Awards

SPACE AVAILABLE - PRICE ON APPLICATION

# The Space

POSITIONED IN THE HEART OF KELHAM ISLAND, NAMED THE UK’S GREATEST NEIGHBOURHOOD BY THE ACADEMY OF URBANISM AWARDS, THIS RETAIL / LEISURE SPACE WOULD ALLOW YOUR BUSINESS TO REAP THE BENEFITS OF THE EVER INCREASING LEVELS OF FOOTFALL TO THIS POPULAR AREA OF SHEFFIELD.

Fronting Green Lane works the unit looks out on a small landscape area with the potential for outside seating, with an additional view of the iconic heritage clock Tower of Green Lane Works.

The occupier will benefit from a unique shaped unit with two existing entrances, one off Green Lane and another directly under the Tower. The space provides character internally with exposed concrete columns and red brick. Due to the two entrances the unit could be space planned to suit the different uses. There is a room position to the north of the unit well suited for back of house / WCs.

The frontage looking out onto Green Lane benefits from numerous large windows allowing natural light to enter the unit. An operator could utilise these for vinyl signage if required.

VAT: If applicable, VAT is to be paid at the prevailing rate.  
Price: Available on application.

