

LITTLE KELHAM, SHEFFIELD  
S3 8DH

# EAGLE WORKS

---

Two unique opportunities in Eagle Works

---

Renovated steel mill retaining many original  
features

---

Located in the heart of Kelham Island

---

Available on a new lease immediately



CITU

Offices And Creative Space - Available To Let







# The Lathe Hall

The building is a renovated steel mill that retains many original features, offering creative office space equipped with a modern kitchen, eco-friendly heating, and high-speed fiber-optic internet.

The suite, known as The Lathe Hall, spans 2,010 sq ft on the first floor and features an open-plan layout with a painted floor. A passenger lift provides easy access, and WC and shower facilities are conveniently located just outside the unit in the shared areas.



---

Creative office space in a refurbished steel mill

---

---

Exposed brickwork and original features

---

---

High speed fibre internet connectivity

---

---

Surrounded by excellent amenities

---

---

2,010 Sq ft (186.7 Sq m) in the heart of kelham island

---



---

## TENURE

A new lease is available directly from the landlord for a term by arrangement.

---

## RENT

We are quoting £43,500 per annum exclusive of service charge, rates and all utilities.

---

## VAT

The building is VAT elected.

---

## RATING

The unit is rated as Office and Premises with a 2023 RV of £15,750.

---

## ENERGY PERFORMANCE CERTIFICATE

Rating 'B'. Certificate available on request.

---

## LEGAL COSTS

Each party are to be responsible for the payment of their own legal costs in connection with this transaction.



# Fourth floor

Located in the vibrant Kelham Island area, this office provides easy access to a variety of local amenities, including an eclectic mix of restaurants, bars, and coffee shops, ideal for staff convenience. The suite, situated on the fourth floor, spans 1,863 sq ft and features an open-plan layout with a painted floor, creating a versatile and inviting workspace. Amenities include a passenger lift, shower facilities, and bike racks.

---

## TENURE

A new lease is available directly from the landlord for a term by arrangement.

---

## RENT

We are quoting £40,055 per annum exclusive of service charge, rates and all utilities.

---

## VAT

The building is VAT elected.

---

## RATING

The unit is rated as Office and Premises with a 2023 RV of £10,000.

---

## ENERGY PERFORMANCE CERTIFICATE

Rating 'B'. Certificate available on request.

---

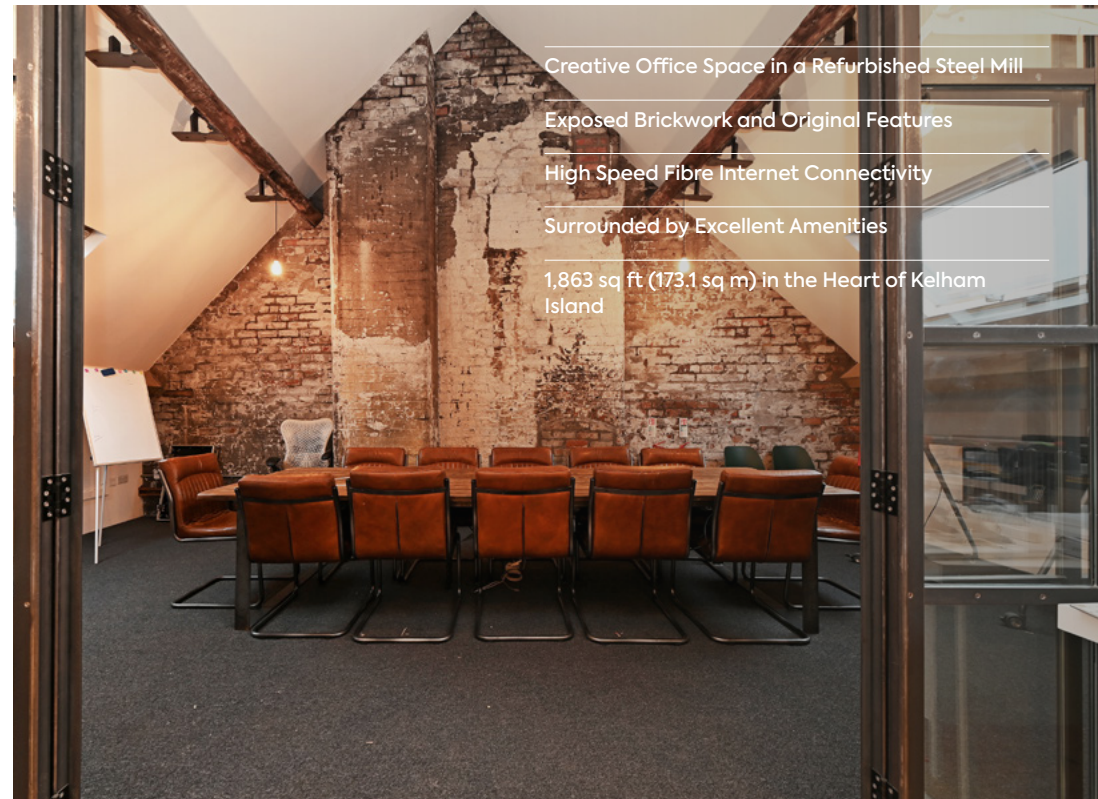
## LEGAL COSTS

Each party are to be responsible for the payment of their own legal costs in connection with this transaction.

---

## VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the agents detailed on the back page.



Creative Office Space in a Refurbished Steel Mill

Exposed Brickwork and Original Features

High Speed Fibre Internet Connectivity

Surrounded by Excellent Amenities

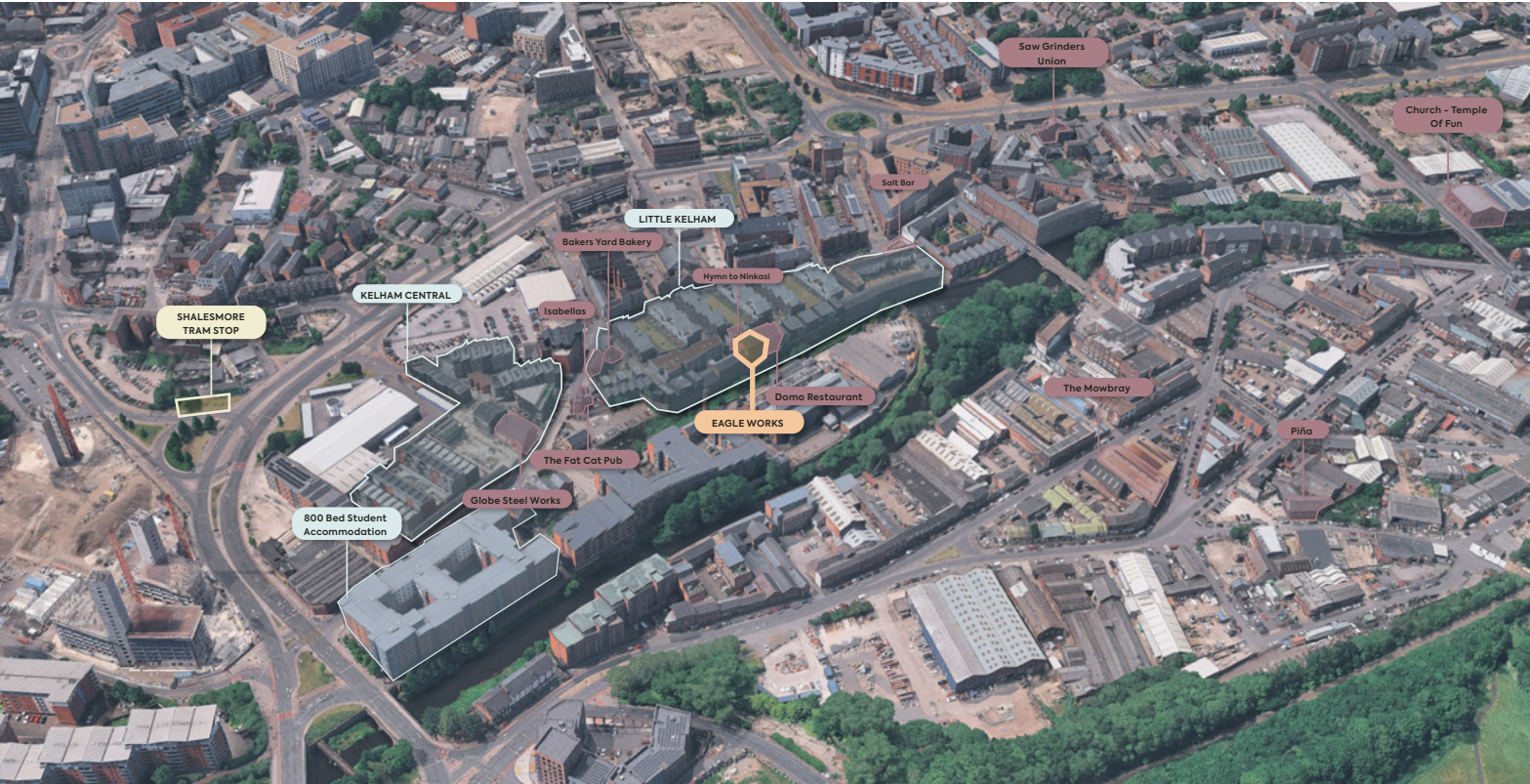
1,863 sq ft (173.1 sq m) in the Heart of Kelham Island







# 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

- Domo - On site
- Hymn to Ninkasi - <1 Minute
- Isabellas - 1 Minute
- Bakers Yard Bakery - 1 Minute
- The Fat Cat Pub - 1 Minute
- 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



Domo - 1 Minute

Isabellas - 1 Minute

Bakers Yard Bakery - 1 Minute

Hymn to Ninkasi - 1 Minute

Grind café - 1 Minute

Salt - 1 Minute

The Fat Cat Pub - 1 Minute









# Get in touch

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

**Tim Bottrill**

Colloco

0114 299 3121

tim@colloco.co

**colloco.**

**Charlie Appleyard**

Crosthwaite Commercial

07852 195089

Charlie@crosthwaitecommercial.com

 **Crosthwaite**  
**COMMERCIAL**

#### Misrepresentations Act:

1. The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

Brochure created November 2024

Please note: in accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended in 2019), we may be required to complete AML checks on all parties involved in the transaction and where appropriate an information document will be issued.