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TO LET / FOR SALE

2,775 TO 5,550 SQ FT (257.81 TO 515.61 SQ M)

Prominent corner office / leisure unit on ground and basement levels in Kelham Island, Sheffield — suitable for a variety of uses.

Unit 1, Daisy Spring Works

Kelham Island | Sheffield | S3 8DW



SUMMARY





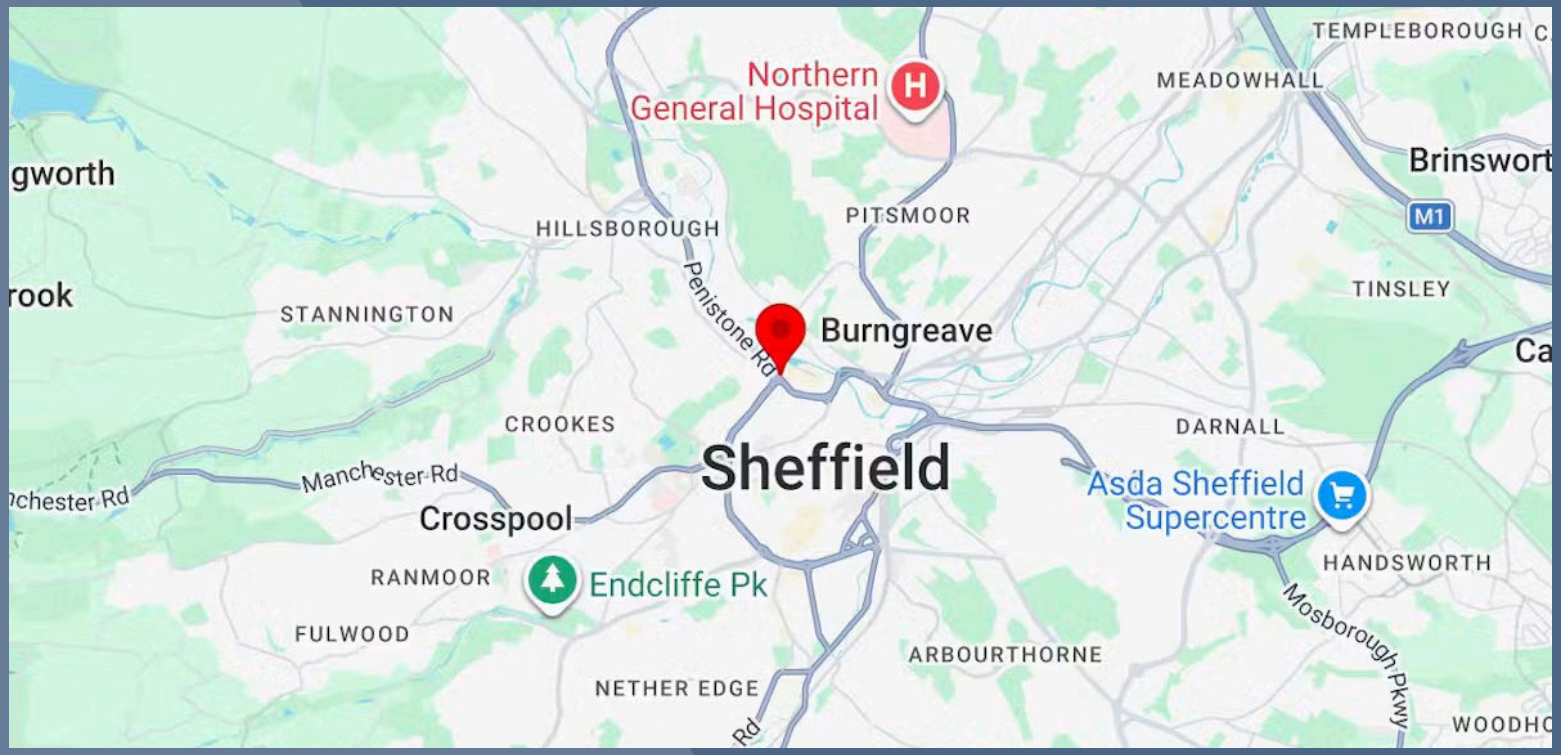
TO LET / FOR SALE

Prominent corner office / leisure unit on ground and basement levels in Kelham Island, Sheffield — suitable for a variety of uses.

- Prominent corner unit - ground and basement
- 5,550 sq ft (515.6 sq m) in total
- Footfall of 188 per hour & 30,000 traffic movement per day
- Sought-after Kelham Island location
- Potential glazed frontages to three streets
- Hi-speed fibre broadband direct to the building
- May let / may split into 2 or 3 smaller units
- Car parking space in the basement car park
- Shalesmoor Supertram stop directly opposite
- 2775 sq ft ground, 2775 sq ft basement

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LOCATION



Daisy Spring Works sits at the gateway to Kelham Island, an increasingly popular area for residential, leisure and office operators. There has been a substantial amount of residential development in the area over recent years, with little sign of this slowing — there are in excess of 4,000 residents in the immediate area.

Occupiers in the area include The Grind Café, The Fat Cat, Stew and Oyster and the extremely popular Domo restaurant. There is easy access to the Sheffield ring road, and the Shalesmoor Supertram stop is directly opposite the property. The location benefits from a footfall of 188 people per hour and 30,000 traffic movements per day (September 2026).

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DESCRIPTION



The premises comprise a prominent corner unit on ground and basement levels, with potential for glazed frontages to Shalesmoor, Dun Street and Cornish Street.
The unit is available for sale as a single unit; however, consideration will be given to letting the unit, with potential to sub-divide the premises into 2 or 3 smaller units. The development benefits from excellent hi-speed fibre broadband direct to the building. The premises are currently in shell condition.

FURTHER INFORMATION



VAT
Applicable

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MISREPRESENTATION ACT These particulars do not constitute an offer or contract. These are intended as a guide to prospective purchasers. All reasonable care has been taken in the preparation of these particulars but their accuracy is not guaranteed. The purchaser should satisfy himself and as to the correctness of these details. Neither the agents nor the vendors or lessors are to be or become under any liability or claim in respect of these particulars. These particulars are supplied on the understanding that all negotiations are conducted through this office. August 2025 November 2026

Unit 1, Daisy Spring Works

GALLERY





