



## 19-29 York Street, Sheffield, S1 2ER

To Let | 490 to 1,382 sq ft

1st floor office suites in lovely high ceiling characterful building in the city centre - to be refurbished

## 19-29 York Street, Sheffield, S1 2ER

### Summary

- Rent: £20 per sq ft
- Business rates: Rateable Value = £14,250 (based on April 2023 valuation)
- Lease: New Lease

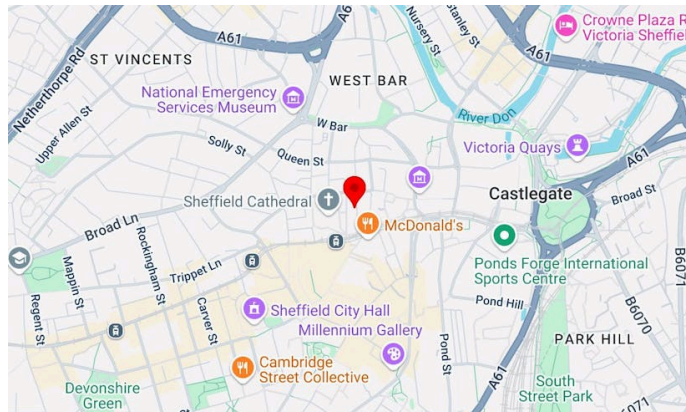
### Further information

- [View details on our website](#)

### Contact & Viewings



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### Description

To the first floor, 19-29 York Street comprises 2 office suites which form part of a small characterful part brick and part stone construction building (with retail units on the ground floor). They enjoy single access via the ground floor front door into a sweeping period staircase. Our client is currently refurbishing the property, which is dual aspect with high ceilings and lots of natural light.

### Location

The property is located on York Street, which lies between Campo Lane and High Street in the city centre. It is well placed for various shops and amenities on High Street, Fargate and beyond. Sheffield Cathedral is located a short distance away. There is metered on street parking nearby, plus a number of multi-storey car parks. The property is well served by the tram and bus network, with the main train station c10 mins walk away.

### Accommodation

Name	sq ft	Rent
1st - Suite 1	892	£20 /sq ft
1st - Suite 2	490	£20 /sq ft
<b>Total</b>	<b>1,382</b>	



### Specification

The property is currently being refurbished to provide modern working space whilst retaining it's characterful features. Highlights include the following:

- repainting of the beams and feature walls in contrasting "feature" colour
- a modernised floor covering
- replacement of pendant lights to provide stylish alternatives
- separate kitchen(s)
- shared WC facilities
- dedicated front door entrance on the ground floor

### Terms

The suites are available as a whole or separately by way of a new lease on terms to be agreed at a rent of £20 psf pa.



