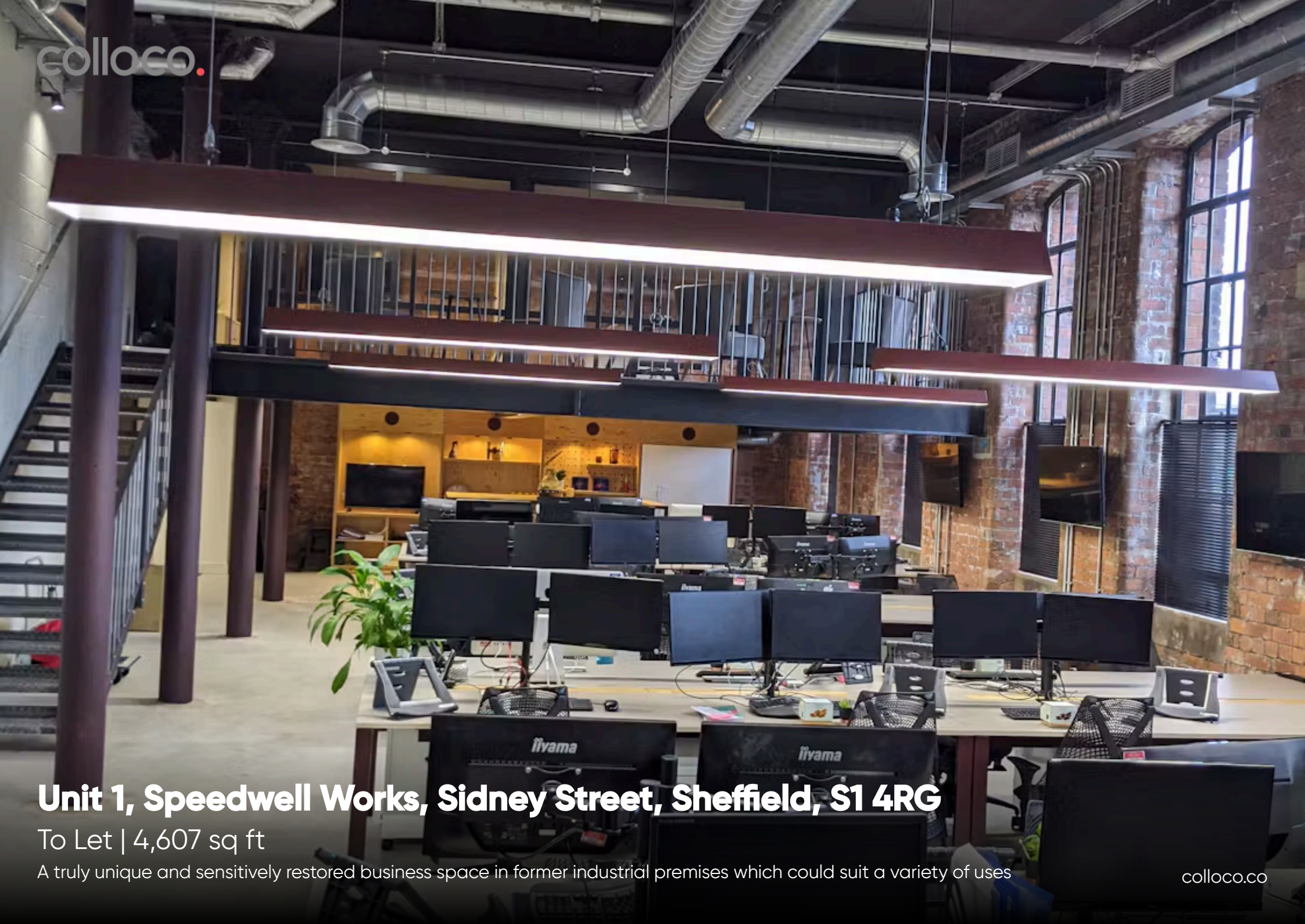


Unit 1, Speedwell Works, Sidney Street, Sheffield, S1 4RG

To Let | 4,607 sq ft

A truly unique and sensitively restored business space in former industrial premises which could suit a variety of uses

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Unit 1, Speedwell Works, Sidney Street, Sheffield, S1 4RG

Summary

- Business rates: Rateable value is £34,500 (based on April 2026 valuation)
- Estate charge: £1.75 per sq ft
- Lease: New Lease

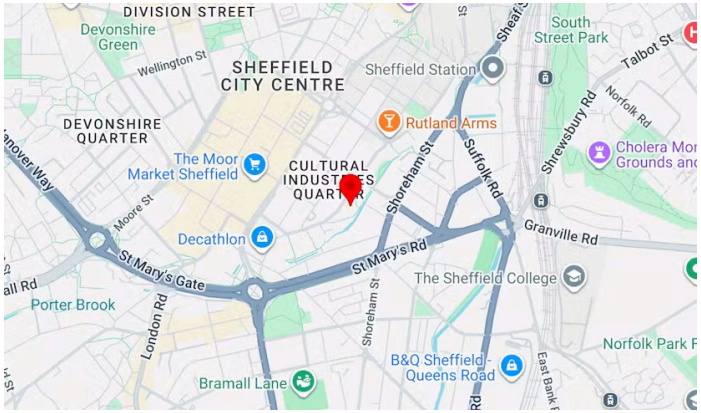
Further information

- View details on our website

Contact & Viewings



Tim Bottrill
0114 299 3121 | 07810 865561
tim@colloco.co



Description

The property is arranged predominantly at ground floor level, with extensive full-height glazing providing excellent visual connectivity with the surrounding streetscape and courtyard. Across the spaces there are unique mezzanine working areas and basement meeting rooms, kitchens and break out areas. The property presents an opportunity for occupiers to create a bespoke environment suited to a variety of uses, subject to the necessary consents. Potential options could include office or specialist workspace, laboratory accommodation, hospitality, leisure or health and fitness uses.

Location

Over the past decade, Sheffield's Cultural Industries Quarter has evolved into one of the city centre's most distinctive and vibrant destinations, offering an appealing mix of places to live, work and socialise.
Developed in 2016/17, Alsop Fields comprises over 80 apartments and more than 30,000 sq ft of commercial accommodation, with Speedwell Works forming an integral part of the scheme.



Nearby occupiers include Birdhouse Tea Bar & Kitchen, Shoosmiths and FindAUniversity.
Bounded by Sidney Street and Matilda Street, Alsop Fields comprises four distinct buildings which together form an integrated development, connected by a riverside walk and a series of landscaped courtyard spaces. Unit 1 at Speedwell Works occupies a distinctive position within this mixed-use setting, offering an opportunity to establish a business in an established city-centre location with an attractive public realm and a strong sense of place.

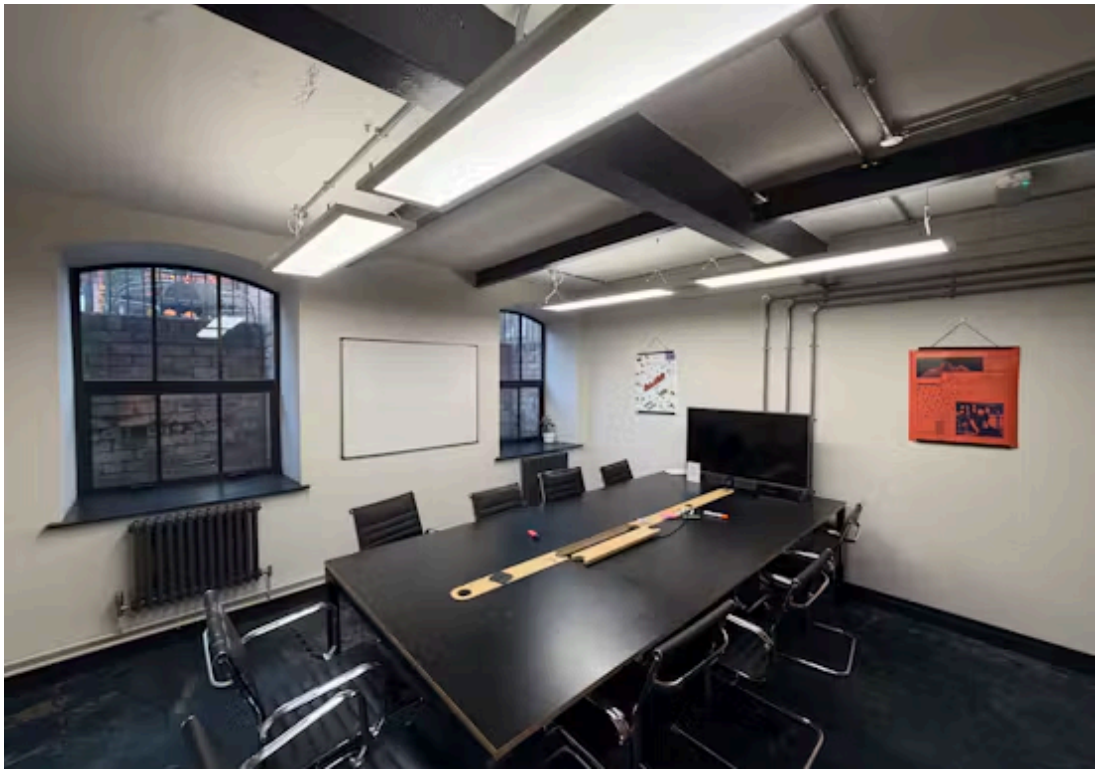
Accommodation

Floor/Unit	Description	sq ft	Availability
Unit	Unit 1 - Ground & Mezz	3,272	Available
Unit	Unit 1a - Ground, Mezz & Base	1,335	Available
Total		**4,607**	

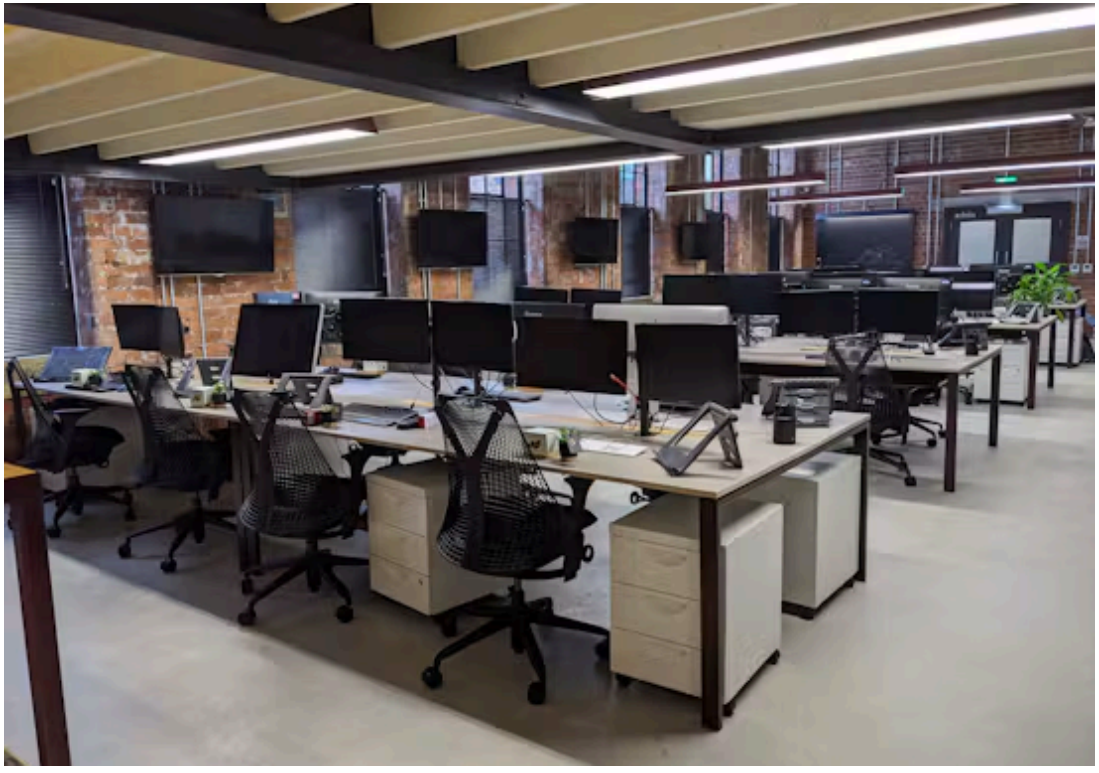
Terms

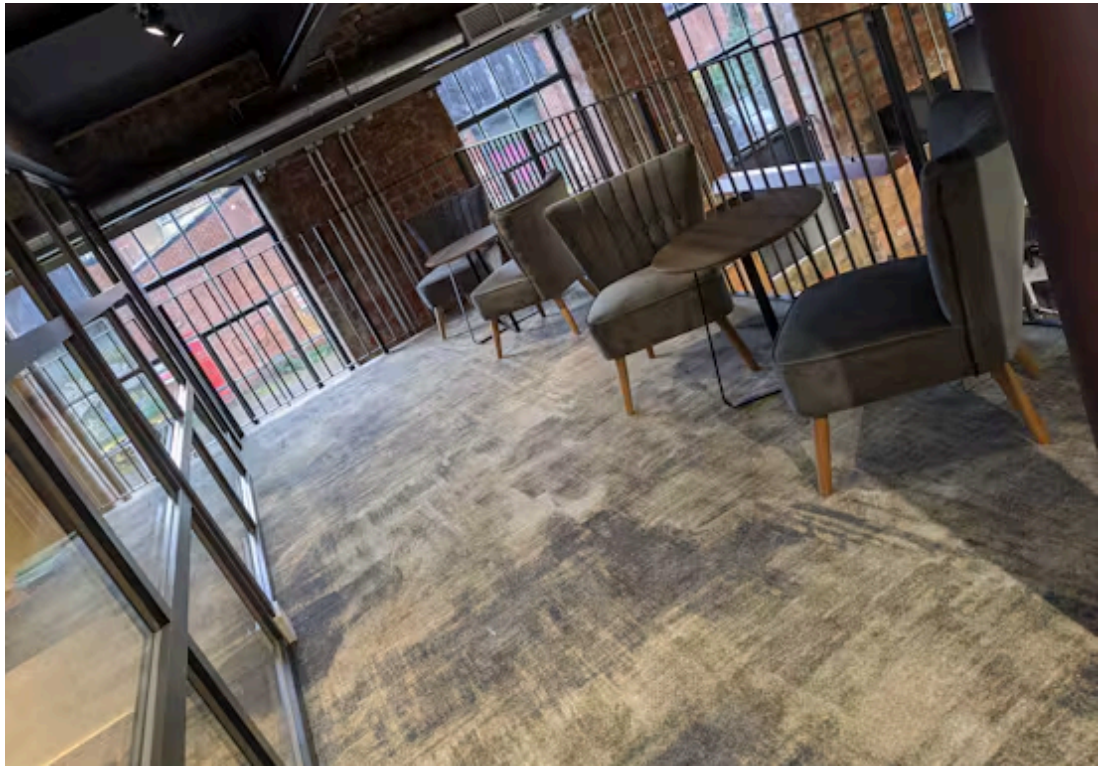
The property is held on a lease expiring in December 2027. However the Landlord has confirmed they would be willing to grant a new longer term lease to a new tenant. As service charge will apply.

Colloco, for themselves and for the vendors or lessors of this property, give notice that: (i) all properties are offered subject to contract and availability; (ii) the particulars provided, including descriptions, dimensions, references to condition, permissions, or other details, are supplied in good faith and believed to be accurate but are issued solely as a general guide and do not form part of any contract or warranty; and (iii) interested parties must conduct their own investigations and satisfy themselves as to the accuracy and suitability of all information before relying upon it.





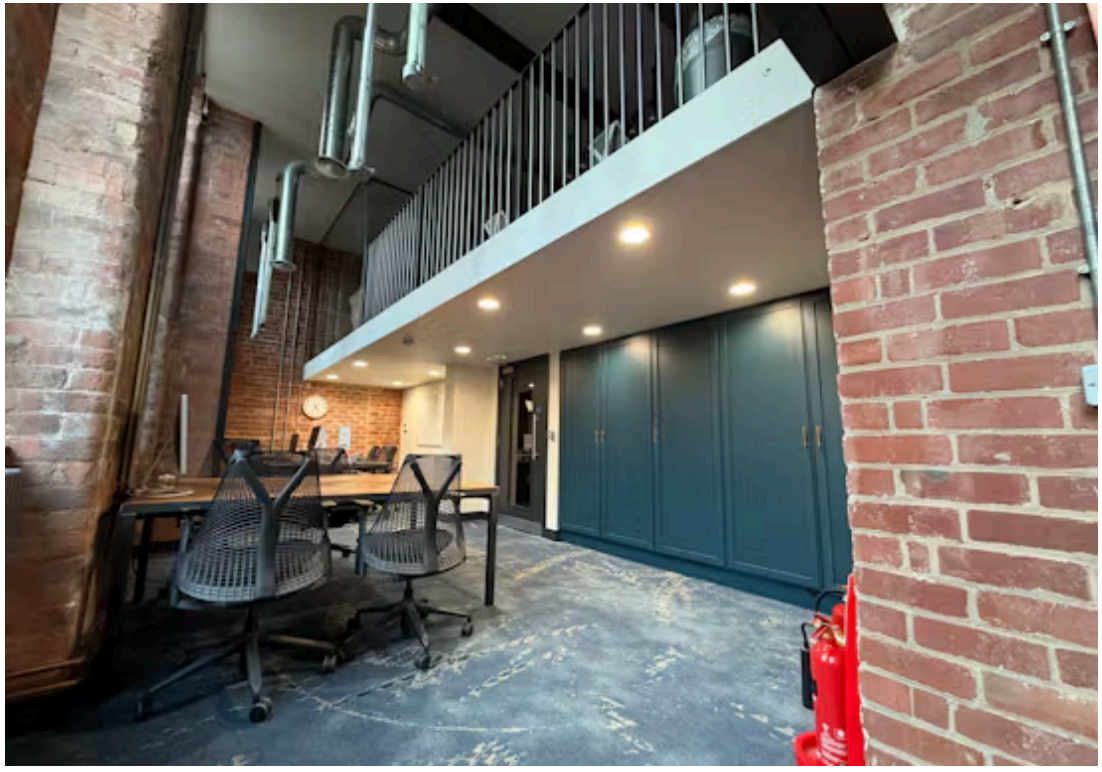


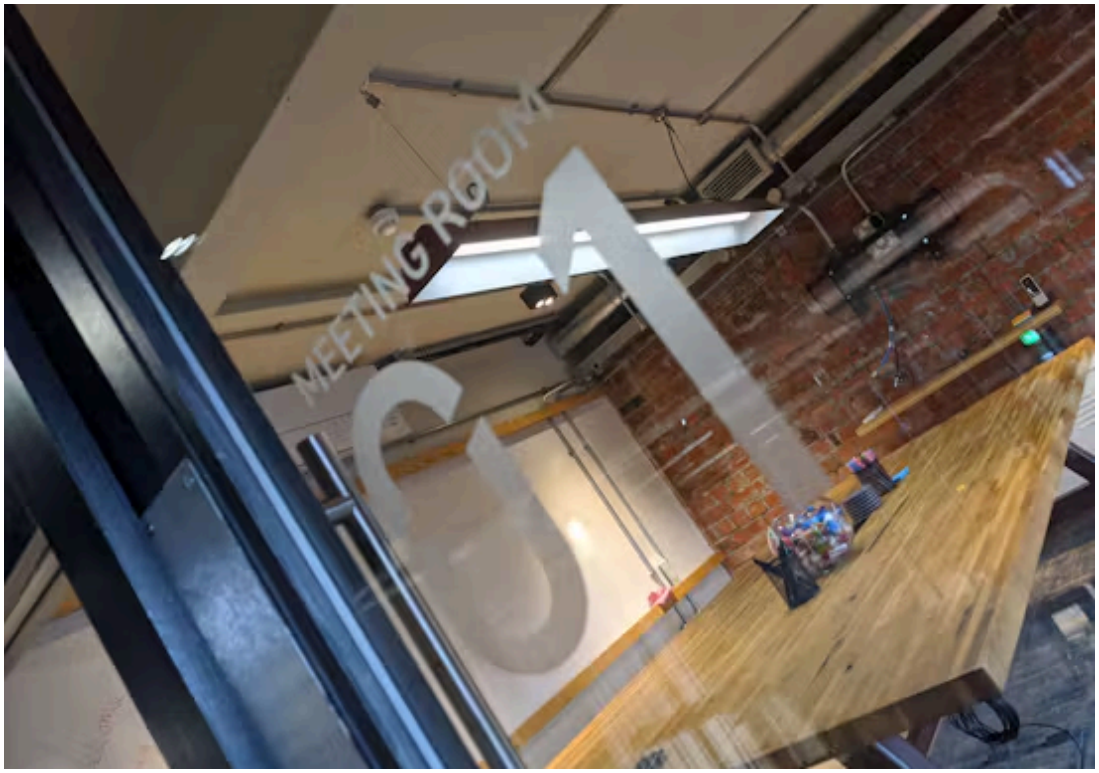











MEETING ROOM

