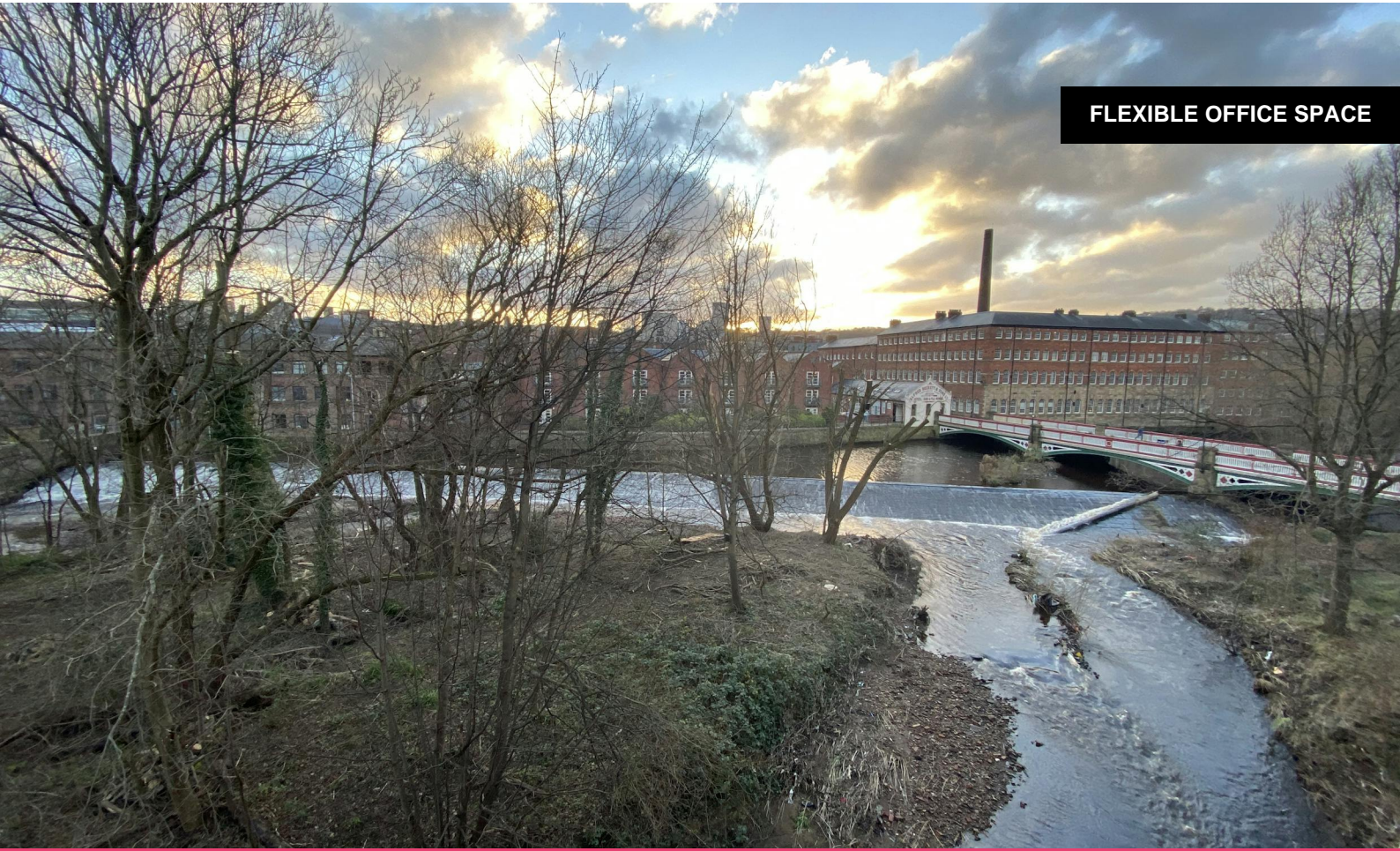


FLEXIBLE OFFICE SPACE



Sheffield Design Studio @ Lion Works

Ball Street, Sheffield, S3 8DB

**Suites available in
established business
complex in Kelham Island
enjoying beautiful views
over the River Don**

332 to 782 sq ft
(30.84 to 72.65 sq m)

- Established business complex in the heart of Kelham
- Availability on top and ground floors currently
- Superb river views
- Large communal parking available

Sheffield Design Studio @ Lion Works, Ball Street, Sheffield, S3 8DB

Description

Sheffield Design Studio forms part of the Lion Works complex, an established business complex in Kelham. Our client currently has 2 office suites available which can be accessed by either Ball Street or Mowbray Street. They are situated on the ground and top floors. The building directly benefits from the great river views.

With parking increasingly becoming a problem in Kelham, Lion Works has a large communal car park that is available for workers and their customers/clients.

Location

Lion Works, where Sheffield Design Studio is located, is an established business complex in the heart of Kelham Island. The area has become increasingly popular and now accommodates a vibrant mix of residents (including students) and businesses. The buildings enjoy a bankside location on the River Don, which provides superb views over part of Kelham's industrial heartland - much of which has been sympathetically restored.

Accommodation

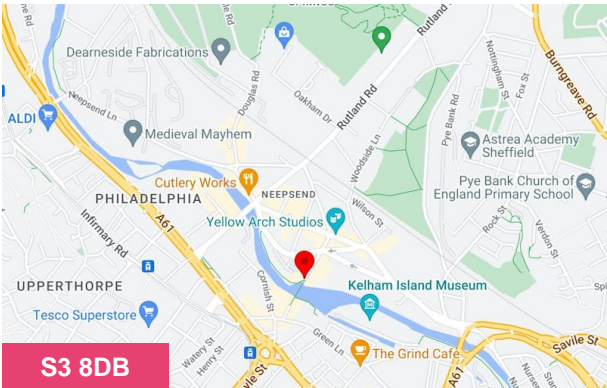
Floor/Unit	Description	sq ft	Rent	Availability
Ground	Suite 1 - Part	332	£12.50 per sq ft	Available
2nd	Suite 22 - Part	450	£12.50 per sq ft	Available
Total		782		

Terms

The suites are available as a whole. Please note that the rent charged excludes service charge, business rates, VAT and IT. Electricity metres are read every 3 months and electricity is therefore recharged on an "actual usage" basis.

Transport

Kelham sits on the edge of Sheffield City Centre and benefits from direct access via the inner ring road, bus stops and the Shalesmoor tram stop.



Summary

Available Size	332 to 782 sq ft
Rent	£12.50 per sq ft per annum (plus VAT, service charge and bills)
Business Rates	Tenants should enquire with the Council as to whether their business could be "exempt" for rate purposes
Service Charge	from c£2.75 per sq ft per annum
EPC Rating	Upon Enquiry

Viewing & Further Information



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

Disclaimer: We endeavour to maintain accurate depictions however, interested parties should rely on their own enquiries on all matters relating to the property. All floor areas are approximate and terms are exclusive of VAT. Generated on 18/03/2024



