



## Niche

Sidney Street, Sheffield, S1 4RG

**High quality business units with smart modern fit-out that would make fantastic office, retail or leisure space - available immediately**

**645 to 1,312 sq ft**  
(59.92 to 121.89 sq m)

- High quality business units: could be combined
- Would make fantastic office environment
- Also suitable for retail and/or restaurant business
- Heart of Cultural Industries Quarter
- Unique "wedge" shape building

# Niche, Sidney Street, Sheffield, S1 4RG

## Description

The iconic "wedge" shaped Niche provides a truly unique and eye catching building. With local occupiers including marketing consultancy Jaywing Plc, Redbrik Estate Agents, Find-a-University and Birdhouse Tea, a fantastic office environment therefore already exists ready for your business to locate to. As well as stunning offices, the 2 units at Niche - which could be taken together - also presents retail or bar/restaurant businesses with a superb location. Both units are of a high quality with a smart, modern fit out throughout.

## Location

The Cultural Industries Quarter has recently reawakened to become one of the most vibrant and exciting places to be in Sheffield, whether to live, work or socialise. On the back of the successful Gatecrasher and Alsop Fields redevelopment schemes of recent years, Sidney Street continues to be redeveloped (with a mix of business and residential buildings therefore on Niche's doorstep). Niche itself is bordered by Sidney Street and Matilda Street, and forms part of the Alsop Fields redevelopment. The scheme is linked by a Riverside Walk and a series of vibrant landscaped courtyard spaces. Sheffield train station and bus/tram interchange are less than a 10 minute walk, with the city centre being about 5 minutes away on foot.

## Accommodation

Floor/Unit	Description	sq ft	Rent	Availability
Ground	Unit 2, Niche	645	£14,850 per annum	Available
Ground	Unit 3, Niche	667	£15,500 per annum	Available
Total		1,312		

## Viewings

Via Tim Bottrill (see contact details below).

## Terms

Both units are available to let separately or together by way of new leases on terms to be agreed.



## Summary

Available Size	645 to 1,312 sq ft
Rent	£14,850 - £30,350 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon Enquiry

## Viewing & Further Information

**Tim Bottrill**  
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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 26/02/2024