

Fulcrum, 2 Sidney Street, Sheffield, S1 4RH

To Let / For Sale | 4,858 sq ft

Quality self-contained offices with dedicated entrance in desirable city centre location, with parking and on street presence

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Summary

- Rent: £16 per sq ft
- Business rates: £4.49 per sq ft (based on April 2023 valuation)
- Service charge: £981 per month
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings



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



Description

Fulcrum offers an appealing office space in Sheffield City Centre. The building benefits from a number of unique attributes, being self-contained with its own dedicated entrance and "on street" presence. Internally it has impressive floor height with exposed services (as opposed to suspended ceilings). Externally, there is on-site parking and secure cycle store. Additionally, because the property is self-contained, running costs/service charges are lower than those in larger shared premises.

Prior to occupation, the landlord will replace the existing carpets and re-decorate.

Location

The property is in the Cultural Industries Quarter. This is rapidly reawakening to become one of the most vibrant and exciting place to be in Sheffield, whether to live, work or socialise. Sheffield Hallam University and the Heart of the City redevelopment are also very nearby. It is extremely accessible with Sheffield train station and bus and tram Interchange being only 5 minutes walk away. In the other direction is the city centre and all associated amenities.

Accommodation

Name	sq ft	Rent	Availability
Ground	951	£16 /sq ft	Available
1st	3,907	£16 /sq ft	Available
Total	4,858		



Terms

The property is available to let as a whole by way of a new FRI lease on terms to be agreed.

Alternatively, the property is for sale as a whole, long leasehold.



