



Florence Works – Ground Floor, 93 Harwood Street, Sheffield, S2 4SE

To Let | 777 sq ft

Ground floor retail opportunity – suit a wide array of occupiers – great "near city centre" location

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Summary

- Rent: £1,000 per month (plus VAT)
- Service charge: £150 per month (plus VAT)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings



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Description

93 Harwood Street will shortly comprise a refurbished ground floor retail space with studio spaces above that will suit a variety of uses: cafe/bar, workshop, health & fitness, office, retail, leisure, etc. The building will form a dedicated community once fully occupied.

Location

93 Harwood Street is located just metres from Bramhall Lane and a short walk to Sheffield City Centre. Over the last 2-3 years, the surrounding area has attracted some really exciting businesses and is quickly becoming a destination in its own right. Nearby there are already a wide array of independent businesses based in the likes of Chaucer Yard, Portland Works, Stag Works and Harland Works - as well as a large student population. In 2021, New Era Square opened and is fully let boasting an eclectic mix of food and drink outlets. Ghetto Golf is also nearby.

Accommodation

Name	Building Type	sq ft	Rent	Service charge	Availability
Ground	Retail	777	£1,000 /month	£150 /month	Available



Specifications

The property is split over two floors and will benefit throughout from new windows.

- New windows
- Exposed brickwork
- Clean plastered walls and painted ceilings
- Electric sockets and LED lighting

The ground floor unit will be self-contained and will have:

- a new shop front
- clean plastered walls
- be painted throughout
- a DDA compliant WC
- capped services

Viewings

Please contact Tim Bottrill (details below) to arrange a viewing.

Terms

The unit is available by way of a new FRI lease on terms to be agreed. A monthly service charge will apply.

