



Florence Works, 93 Harwood Street, Sheffield, S2 4SE

To Let | 102 to 2,045 sq ft

Ground floor retail opportunity with versatile studio spaces above – suit a wide array of uses – great "near city centre" location

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Summary

- Rent: £12 per sq ft (plus VAT)
- Lease: New Lease

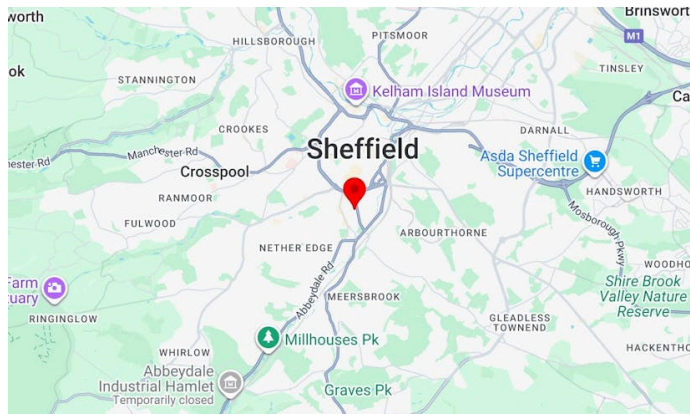
Further information

- [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	Availability
Ground	Retail	971	£12 /sq ft	Available
1st - Studio 1	Office	337	£12 /sq ft	Available
1st - Studio 2	Office	333	£12 /sq ft	Available
1st - Studio 3	Office	104	£12 /sq ft	Available
1st - Studio 4	Office	102	£12 /sq ft	Available
1st - Studio 5	Office	198	£12 /sq ft	Available

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.



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

The studios on the first floor – which can be taken separately or combined – will have:

- exposed brickwork
- be painted throughout
- electric sockets and LED lighting
- shared WC/kitchen facilities

Viewings

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

Terms

The unit(s) are available on new FRI leases on terms to be agreed. A service charge will apply.

