

SUPERB KELHAM OFFICES



Wharncliffe Works: Front Office

86 Green Lane, Kelham Island, Sheffield, S3 8SE

**Unique ground floor
(including lower ground)
office in a converted
Victorian manufacturing
complex, situated in the
heart of Kelham Island**

1,300 sq ft
(120.77 sq m)

- Ground floor self contained offices
- Reception, kitchen and WCs
- Open-plan work space (with optional bifold doors to section off)
- Lower ground area included housing meeting/communal space
- Own entrance/access

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Description

Wharncliffe Works is one of the pieces of Sheffield Victorian architecture which was sensitively refurbished throughout 2019. The scheme provides a mix of private apartments and commercial space. The building is a period mesters workshop arranged over 3 floors with a basement space and is designed in an L shape around a rear courtyard.

The front office (with lower ground basement for meeting space and facilities) comprises a unique open plan area with kitchen, reception and WC facilities. It has it's own access and benefits from a set of concertina/bifold doors, which allows an area to be sectioned off if desired. Alternatively, the office can be opened up into one open plan space.

Stairs descend into the basement area which houses a meeting/communal space along with the kitchen and toilet facilities, plus storage.

Location

Wharncliffe Works offers the chance to be part of the unique industrial heritage of Kelham Island.

Located in the heart of Kelham Island on Green Lane, the location offers a prestigious and unique address in addition to the proximity of the many exciting and vibrant offerings within the immediate surrounding areas.

Accommodation

Floor/Unit	Building Type	sq ft	Availability
Ground	Office	650	Available
Lower Ground	Office	650	Available

Specification

We are informed by our client that the total front office space on offer (including basement) comprises 1,300 sq ft. Internally, the property offers the following specification:

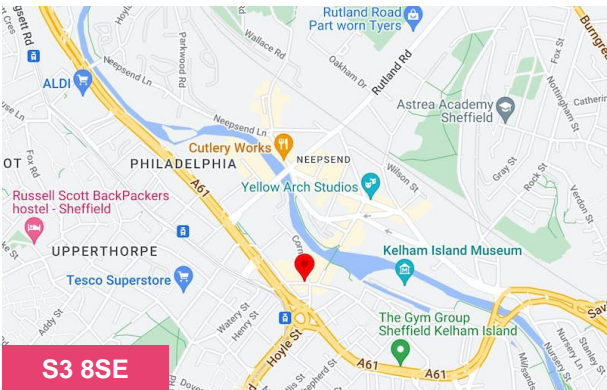
- Part of refurbished development in 2019
- Carpeting throughout
- Central heating
- Modern LED light fittings
- Cat networking and Cab Box networking
- Fibre connectivity (details on request)
- Kitchenette
- WCx3
- Exposed feature brickwork walls and period features such as fireplaces, fixture and beams
- Separate meeting rooms and break out areas

Viewings

Via Tim Bottrill (see contact details below).

Availability

This office space is available to rent by way of new FRI lease on terms to be negotiated.



Summary

Available Size	1,300 sq ft
Rent	£15,000 Per annum (exclusive)
Business Rates	Upon Enquiry
EPC Rating	Upon Enquiry

Viewing & Further Information

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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 21/02/2023