

CHARACTER ON THE EDGE OF KELHAM



The Nichols Building

Shalesmoor, Sheffield, S3 8UJ

Superb, flexible commercial space in characterful Victorian warehouse in enviable edge of Kelham location

625 to 7,482 sq ft
(58.06 to 695.10 sq m)

- Suit a variety of uses: office, retail, leisure
- Part of new high quality development
- Edge of Kelham location: excellent roadside prominence
- Blank canvas opportunity to create unique business space

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Description

Being developed by Nichols & Co, these former Victorian premises are within the beautiful Nichols Building which was historically used as a grocers, coffee roasters and tea blenders warehouse. Indeed, the property is named after these original wholesalers and every effort has been taken to retain it's character. With apartments above providing immediate footfall, the ground and basement floors are being offered for commercial use.

Our clients would welcome interest from a variety of occupiers, particularly those who are attracted to the historic appeal and character of the building. The space would be an attractive prospect for use as an office, bar, restaurant, cafe, gym or other leisure or health business. The accommodation offers fantastic floor to ceiling height (and therefore natural light), with an enviable location on the Shalesmoor Ring Road with lots of passing traffic.

Location

In a sought after location, the Nichols Building enjoys an edge of Kelham location. It fronts the Ring Road at the junction of Shepherd Street. Immediate access is therefore afforded to Kelham Island (with it's diverse mix of businesses, residents and students). The Shalesmoor tram stop is on the doorstep (as well as other transport links by bus and road). It is also only a short walk to Sheffield City Centre (from which there is the main train station and bus interchange).

Accommodation

The accommodation comprises the following areas:

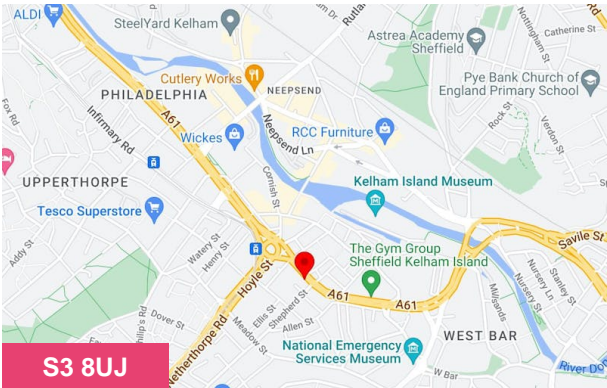
Name	sq ft	Rent	Availability
Ground - CO2	2,078	£15 per sq ft	Available
Ground - CO3	1,137	£15 per sq ft	Available
Ground - CO4	625	£15 per sq ft	Available
Basement	3,640	£15 per sq ft	Under Offer
Total	7,480		

Viewings

Either via Tim Bottrill (see contact details below) or Rob Darrington at our joint agent CPP.

Terms

Available as a whole or can be split, on new lease terms to be agreed.



Summary

Available Size	625 to 7,482 sq ft
Rent	£15 per sq ft
Business Rates	Upon Enquiry
VAT	All figures quoted are exclusive of VAT
Legal Fees	Each party is to bare their own legal costs
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 25/03/2024



