



TO LET

61.31 TO 190.44 SQ M
(659.94 TO 2,049.88 SQ FT)

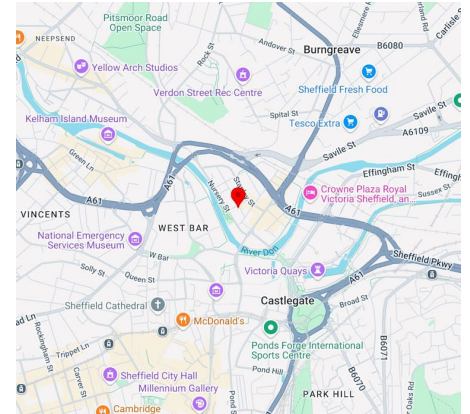
£12.75 PER SQ FT

High Quality Art Deco Style Offices

- Access to all floors via oak panelled lift
- Kitchen/WC facilities on all floors
- Boardroom with video conferencing facilities bookable in hourly slots via Tenants' Area
- Exposed brickwork
- Secure bicycle store
- Tenants' Shower Room
- Cat 3 lighting

OXO House

4 Joiner Street, Sheffield, S3 8GW



Summary

Available Size	61.31 to 190.44 sq m / 659.94 to 2,049.88 sq ft
Rent	£12.75 per sq ft
EPC	D (98)

Location

The property is located on Joiner Street, which is accessed immediately off Nursery Street, and connects to Kelham Island and the Inner Ring Road.

Description

Built in 1936 by George Longden & Son, whose work included the construction of the Sheffield City Hall, OXO House became an instant landmark on the Sheffield Riverside. OXO House was one of a new wave of modernist inspired buildings. It contrasted with the old Victorian factory buildings that dominated the River Don. The building was originally used for storage and administration, and has now been comprehensively renovated and converted into office space, including the addition of the 4th Floor and Clock Tower.

The internal specification is like nothing else available on the market, with art-deco inspired finishes throughout, complementing the original raw finishes such as the exposed concrete beams and brickwork.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent (sq ft)	EPC
Ground	659.94	61.31	£12.75	D (98)
3rd	2,049.88	190.44	£12.75	E (106)
Total	2,709.82	251.75	£12.75	

Terms

The accommodation is available to let a new Full Repairing and Insuring lease on terms to be agreed.

Money Laundering

The Money Laundering Regulations require us to conduct checks upon all tenants. Prospective tenants will be required to provide certain identification documents.

Viewings

Strictly by appointment with the agents



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