

Globe Steel Works, Little Kelham, Sheffield, S3 8SA

To Let | 2,046 to 4,791 sq ft

Unique opportunity to create a leisure and entertainment space in Kelham with the benefit of planning and A4 licence

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Summary

- Rent: £60,000 per annum excl VAT
- Business rates: To be assessed once fit out completed
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings



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Description

Globe Steel Works is an impressive and characterful red-brick building located in a prime position in the heart of Kelham Island, located adjacent to Alma Street. The property is dual accessed, with the main entrance off Alma Street. Upon entry, there is a grand staircase providing direct access to the upper floors. The building is filled with character and provide scope to create a unique leisure destination.

Location

Globe Steel Works is in the heart of one of the most popular commercial / residential areas in Sheffield, and is easily accessible from the city centre. The Inner Ring Road is on the doorstep, meaning the property is well connected via tram, bus and road to the wider city and beyond. Kelham is known for it's interesting and exciting independent occupiers, with food halls, pubs, galleries/museum and other unique businesses nearby.

Accommodation

Name	sq ft	Availability
Ground	2,745	Available
1st	2,046	Available
Total	4,791	

The Opportunity

Globe Steel Works is a self-contained building with planning for a leisure opportunity with a roof terrace (to be created). The proposed floor plan extends to approximately 6,030 sq ft (GIA) over ground and first floors (excluding outdoor terrace). The planning permission has been granted with trading hours permitted from 9am to 12.30am Fridays & Saturdays for the main space (Ref: 22/02470/FUL). Additionally, a licence has been granted for an A4 leisure and entertainment space. More details area available on request. Rarely in Sheffield has such an opportunity presented to create something truly unique in a creative and busy environment.

Terms

The property is available by way of FRI lease on terms to be agreed at a rent of £60,000 per annum (excluding VAT and service charge).