



Grade II* Listed Former Cutlery Works 510 - 3,000 Sq Ft (47.38 - 278.7 Sq M)

- Established location providing easy access to City Centre
- Period Office Accommodation
- Former Cutlery Works, providing excellent character
- Excellent nearby staff facilities and transport links

Grade II* Listed Former Cutlery Works

510 - 3,000 Sq Ft (47.38 - 278.7 Sq M)

Location

Beehive Works occupies a prominent position fronting on to Milton Street within Sheffield Centre. Milton Street in turn is easily accessed from Hanover Way (A61) forming part of the inner ring road. The property is well placed to benefit from easy access to amenities on offer within Sheffield city centre to include retail, bars, restaurants and public transport.

Description

Beehive Works is a former cutlery works which has been refurbished to provide a number of modern office suites/business units, each of which retain some of the character from the property's history.

There are currently several suites available within the property.

The office suites mostly provides open plan accommodation, and they have been finished to a specification sympathetic to the nature of the building, including:

- > Exposed brickwork
- > New LED or feature lighting
- > Kitchenette facilities
- > Communal courtyard
- > WC facilities

Accommodation

DESCRIPTION	SQ FT	SQ M
Unit 2	997	92.62
Unit 3	632	58.71
Unit 5	510	47.38
Unit 7 A	658	61.13
TOTAL	3,000 SQ FT	278.7 SQ M

Terms

The office suites are available to let, by way of a new lease on terms to be agreed.

VAT

All figures are quoted exclusive of VAT at the prevailing rate.

EPC Rating

EPC Available upon request



Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs

Each party to bare their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP

Rob Darrington MRICS

T: 0114 270 9163

T:

M: 07506 119 770

M:

E: rob@cpp.uk

E: _

March 2025



Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Commercial Property Partners (CPP) in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither CPP nor any other agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.