



## Commercial Space within a Victorian Warehouse

1,600 Sq Ft (148.64 Sq M)

- Unique commercial suites, full of character
- Suitable for a variety of occupier types
- Part of the new, high quality development at Nichols & Co



# Commercial Space within a Victorian Warehouse

## 1,600 Sq Ft (148.64 Sq M)

### Location

The property fronts Shalesmoor Road, at the junction of Shepherd Street, close to the inner ring road of Sheffield City Centre.

Close to Kelham Island, as well as being within a short walk of the main city centre areas, this location provides a wealth of close by staff amenities, as well as excellent transport links running directly outside the property.

### Description

Nichols & Co.

Developed from a former grocers, coffee roasters and tea blenders warehouse, this fantastic new development of this Victorian property is named after the original wholesalers who were once housed in the property.

The Ground Floor and Basement areas are dedicated to commercial use, ideal for a variety of occupiers who are attracted to unique buildings that are full of character in this sought after location.

Suitable for use as an office, bar/restaurant, leisure, gym or similar, the suites provide excellent natural light, with great floor to ceiling height and prominence on to the main route between Kelham Island and the core city centre area.

### Accommodation

DESCRIPTION	SQ FT	SQ M
Ground Floor	1,450	134.7
TOTAL	1,600 SQ FT	148.64 SQ M

### Terms

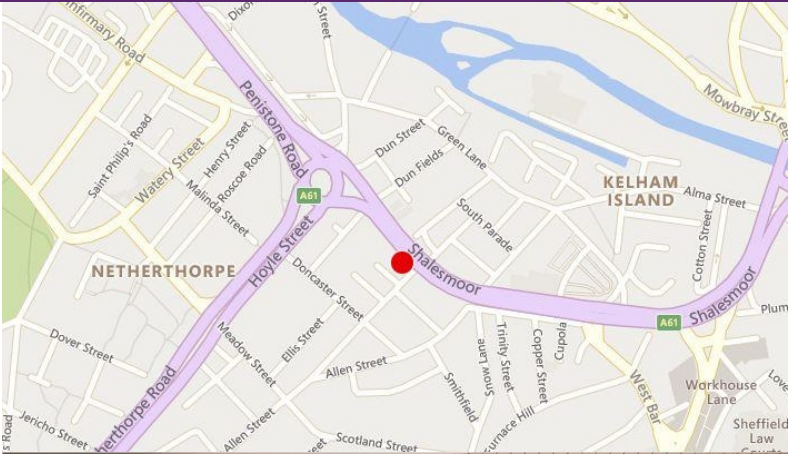
The commercial suites are available as a whole, or on a suite by suite basis, on new lease terms to be agreed. The ground floor can be sub-divided to create suites from 613 sq ft.

### 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  
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