



HELTA-SKELTA!

Electric Works, Sheffield

Offices | 1,800 to 7,000 sq ft

**Flexible offices space in a landmark office building
located immediately opposite Sheffield train station**

Rent	£23 per sq ft
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EPC	This property has been graded as B (47)
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Key Points

- > Iconic well, known office building
- > Flexible suites - 1800-7000 sq ft
- > Shared hub for informal meetings and break out
- > Slide - to add a bit of fun
- > Excellent transport links

Location

Electric Works is located at Sheffield Digital Campus – one of the city's foremost office locations. A stunning collection of modern office buildings, it is home to some household names and new exciting tech businesses.

It is situated in the heart of the Sheaf valley, where occupiers benefit from some of the best transport links into/from the city – bus, tram, rail and road.

Accommodation

The premises provide the following approximate net internal floor areas:

Floor / Unit	Property Type	Sq ft	Possession	Availability
2nd	Offices	7,000	Suites from 1800 sq ft	Available
Total		7,000		

Electric Works

Electric Works is a welcoming, professional environment for fast-growing creative, digital, technology and media companies. The work spaces are flexible and cater for everything from small start-ups to larger organisations of 60+ employees. We understand from our client that they can be supported with a range of facilities and services – there is even a freelancer and sole trader flexible set-up arrangement available.

One of the most interesting features of the premises is the three storey helter skelter – the only one in a UK office!

Specification

The suite on the second floor can provide an open plan office of up to 7000 sq ft. However, it can be split to provide units as small as 1800 sq ft. All units benefit from the following specification:

- > Rased access floor
- > Floor boxes – including electric and data points
- > Full height glazing
- > Kitchenette or access to a kitchenette (smaller suites)
- > Air conditioning

Internet connectivity

The IT and plug-and-play facilities at Electric Works are available by separate negotiation. The building has achieved Wired Score Platinum certification, the only building in South Yorkshire to date to achieve this accolade. There are a range of diversely routed connectivity options providing internet connectivity up to 1Gbps.

Such facilities make these offices a magnet for innovative, ambitious companies.

Availability

The suites are available to rent on a new lease on terms to be negotiated.



Business Rates

Current rateable values at Business Works are showing as between £9,000 – £11,000 per annum

Service Charge

£6 per sq ft

Viewings & Further Information:



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