



**KnightFrank.com**



### **Period Office Building**

**Lawton Tonge House, 57 Wostenholm Road, Sheffield,  
S7 1LE**

**FOR SALE**

- 2,503 sq. ft. (232.60 sq. m)
- Period office building with frontage onto Wostenholm Road
- Good quality fit out
- Available on flexible terms

**0114 272 9750**

Fountain Precinct, 7th Floor, Balm Green, Sheffield, S1 2JA  
email: [sheffield@knightfrank.com](mailto:sheffield@knightfrank.com)

## Location

The property is located just south of Sheffield city centre, and is prominently located on Wostenholm Road, situated at its junction with Steade Road.

The nearby arterial routes of Abbeydale Road/London Road are easily accessible from the premises, which provide direct access to Sheffield city centre and the areas of south Sheffield.

## Description

The property comprises of a three storey former residential dwelling which has been converted to provide a mixture of office accommodation, and training rooms over the ground, first and second floors alongside a number of small consultation rooms to the basement floor.

The accommodation is finished to a good standard internally, incorporating painted plaster walls, carpeted flooring and fluorescent strip lighting. All floors are accessed by a central staircase, accessible from the basement and ground floor levels.

The property would be suitable for a variety of uses, subject to gaining the necessary planning consents.

## Accommodation

We understand the property comprises of the following Net Internal Areas:

	Sq. M	Sq. Ft
Basement	55.7	600
Ground	78.8	847
First	74.7	804
Second	23.4	251
<b>Total</b>	<b>232.6</b>	<b>2,503</b>

## Availability

The property is available to let by way of a new lease on terms to be agreed.

## Terms

We are looking to sell the freehold interest in the property.

The quoting price is £400,000 exclusive.

## EPC

Available on request.

## VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.

## Costs

Each party to bear their own costs incurred in connection with this transaction.

## Viewing & Further Information

Tom Swallow  
0114 272 9750  
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Brochure: July 2017  
Photograph: October 2016

## Important Notice

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