



SMITHYOUNG

TO LET



## UPPER FLOORS RE-DEVELOPMENT OPPORTUNITY SHEFFIELD - 103-107 Norfolk Street

### Description

The site is located on the upper floors of 103-107 Norfolk Street, Sheffield above the Head of Steam. Situated in the heart of Sheffield City Centre fronting on to Tudor Square, otherwise known as Sheffield's 'Theatre Land', home to the Lyceum and the Crucible Theatres, directly adjacent to the Winter Gardens and Sheffield Central Library/ Library Theatre. Other nearby occupiers include Starbucks, Ego, The Mercure Hotel and Spa, Miller & Carter and Vero Gusto.

### Accommodation

The unit comprises of second, third and fourth floor office accommodation of the approximate net internal floors areas:

<b>Second Floor</b>	297 m <sup>2</sup>	3,197 ft <sup>2</sup>
<b>Third Floor</b>	137 m <sup>2</sup>	1,475 ft <sup>2</sup>
<b>Fourth Floor</b>	146 m <sup>2</sup>	1,572 ft <sup>2</sup>
<b>Total:</b>	580 m <sup>2</sup>	6,244 ft <sup>2</sup>

The upper floors are accessed via a ground floor entrance located off Tudor Square.

### Tenure

Offered by way of a New Full Repairing and Insuring sub-lease.

### Rent

On Application.

### VAT

VAT, if applicable, will be charged at the standard rate.

### Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

### Business Rates

Business Rates to be confirmed.

Interested parties should make their own enquiries with the Local Authority for further information.

### EPC

The energy performance certificate can be made available on request.

For further information please contact:

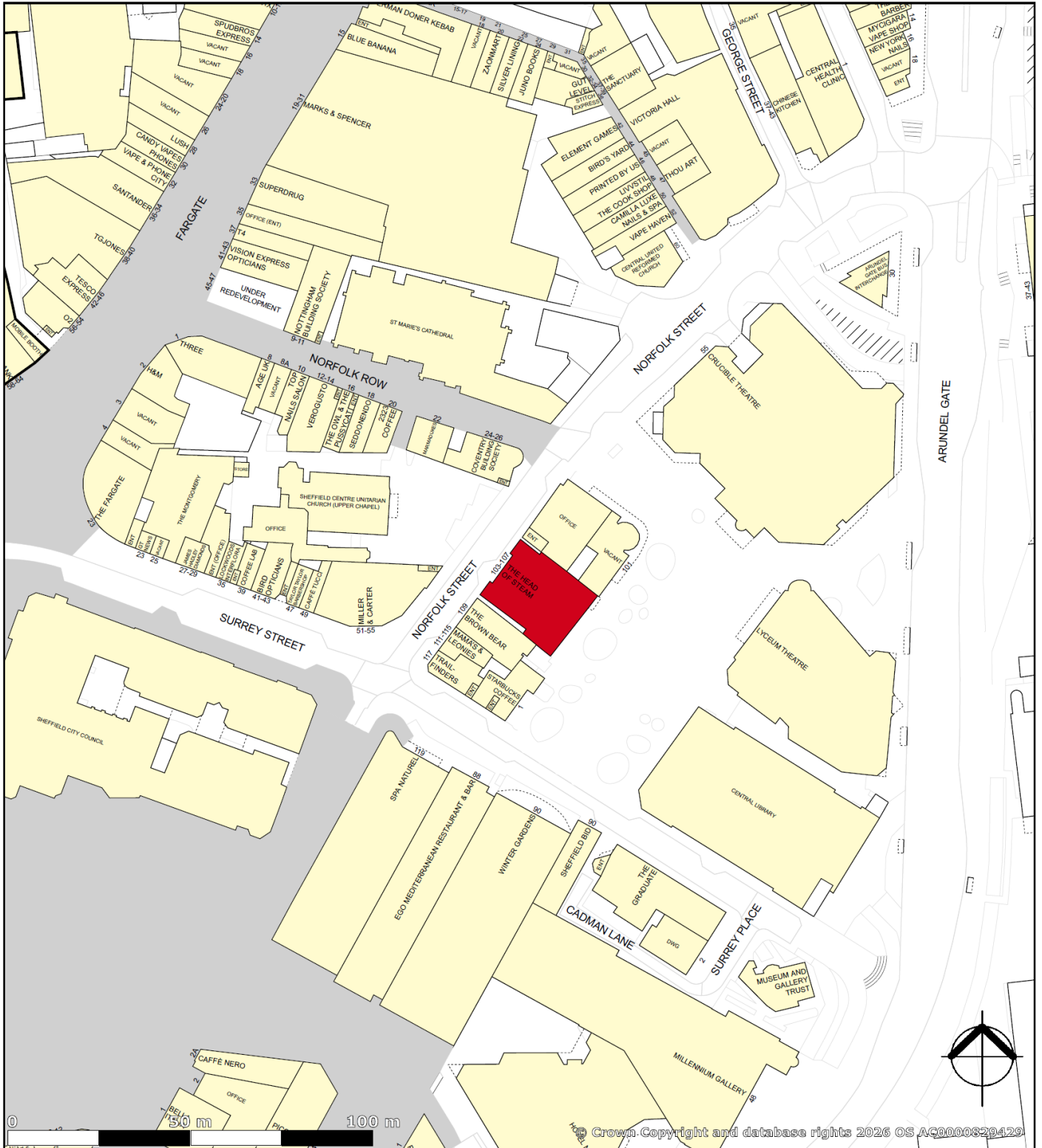
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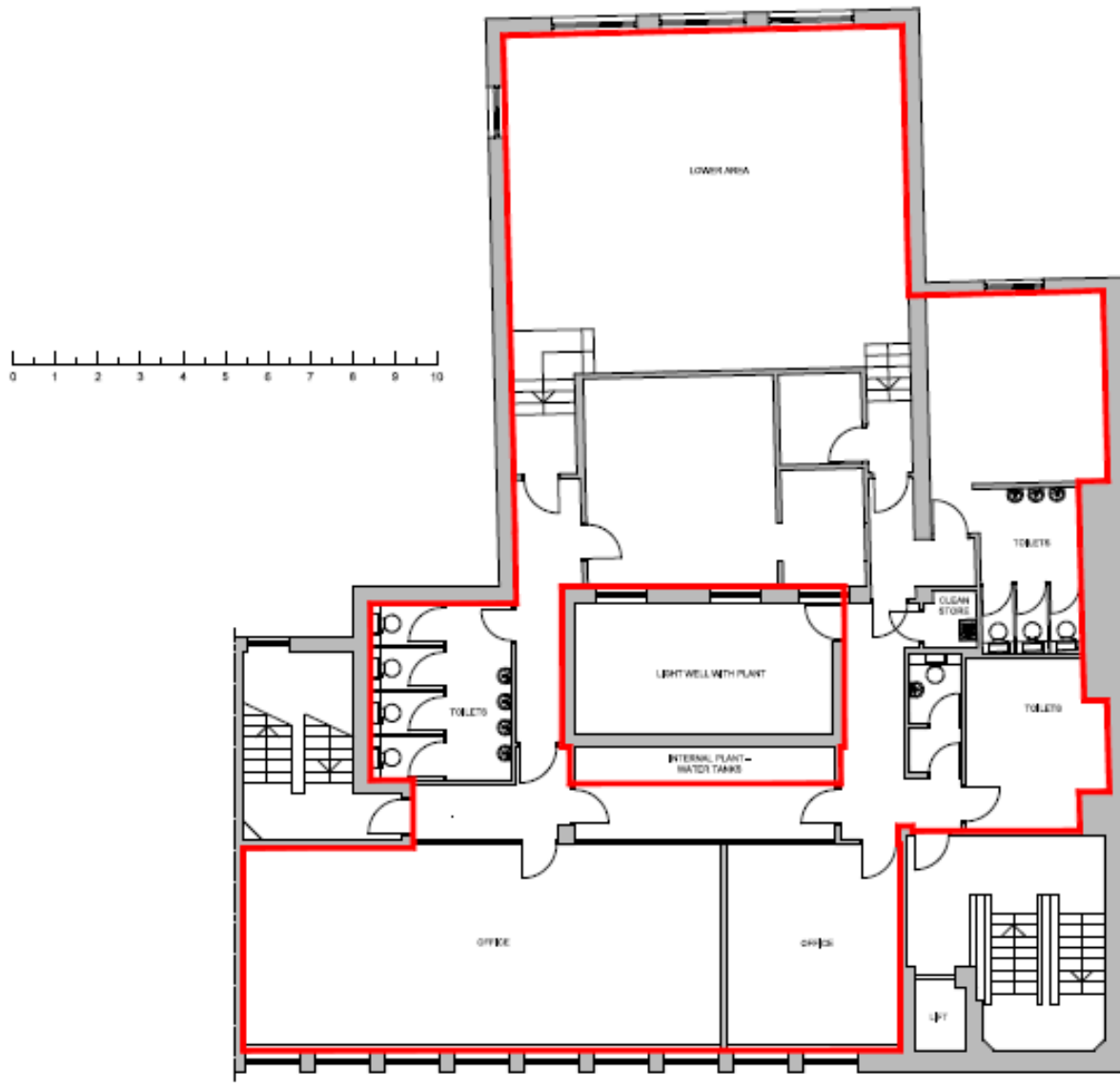
Date: 8<sup>th</sup> April 2026



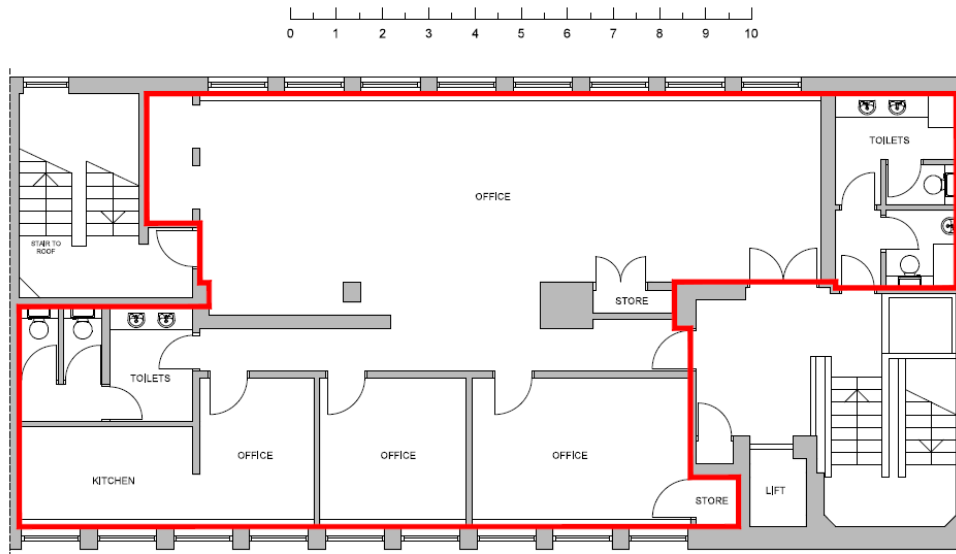
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Plotted Scale - 1:1,000

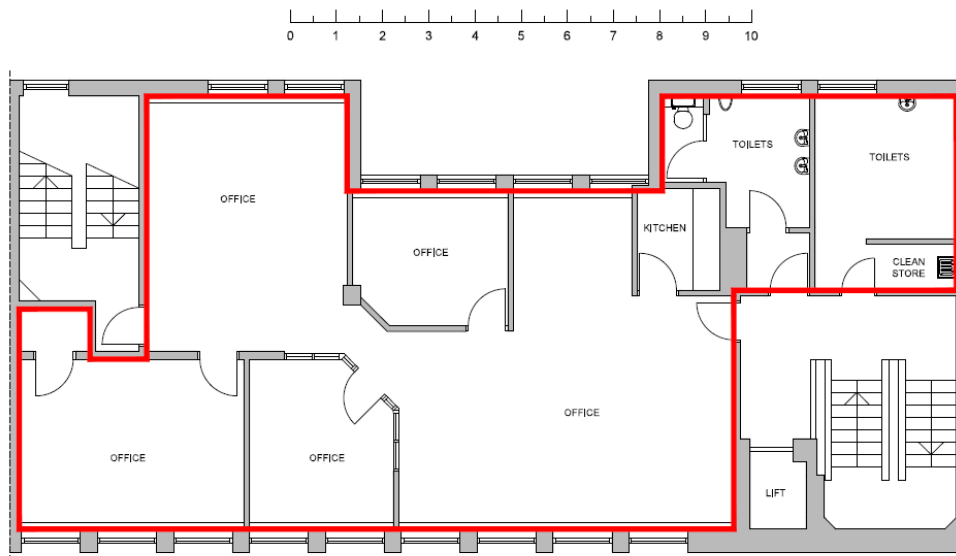
## Floor Plans – Second Floor



### Third and Fourth Floor



FOURTH FLOOR PLAN



THIRD FLOOR PLAN

Photos

