



Period Offices with Potential for Residential Conversion Potential

Hillsborough Works, Langsett Road, Hillsborough, Sheffield, S6 2LW

For Sale

- Approximately 34,042 sq ft gross (27,439 sq ft net internal area)
- On site car parking
- Well located in Hillsborough Barracks development
- Adjacent to Morrisons Supermarket and suburban retail centre
- Good transport links with Supertram and Bus Interchange on Langsett Road frontage

0114 272 9750

Fountain Precinct, 7th Floor Balm Green, Sheffield, S1 2JA
email: sheffield@knightfrank.com

Location

The property is prominently located fronting Langsett Road on the fringe of the Hillsborough District Shopping Centre, within the same scheme as Morrisons, Garrison Hotel, McDonalds and a variety of unit shops.

There are excellent road and public transport links with a small bus interchange and a Supertram stop adjacent to the property.

Hillsborough Barracks is located with good access to Penistone Road (A61), which provides easy access to both the city centre and the motorway network via either Junction 34 or 36 of the M1.

History

The building is part of the former Hillsborough Barracks, constructed around 1848. SIG's current offices, which were termed "the top terrace", contained the Mess establishment, quarters for around 40 officers and a similar number of servants, and a chapel. The overall site was sold in the 1930's to Burdells Ltd, a manufacturing chemist and subsequently developed in the late 1980's as a Morrisons supermarket, shops and offices.

Description

The property comprises an attractive stone built, three storey building in the form of 8 linked terrace buildings.

There is potential for refurbishment. The property has most recently been used as offices. There may be potential to redevelop into residential, subject to appropriate consents.

Planning

This building is Grade II Listed, described as 'Officer's Mess and Regimental Institute to former Hillsborough Barracks'. The list entry number is 1246524.

In the new Sheffield Local Plan, the premises are within an area allocated as the Hillsborough District Centre, and Policy CS 36 states: - *'Hillsborough District Centre will be maintained and supported at around its present size by consolidating development and by continuing environmental improvements and centre management. The centre will be further supported by high-density housing and offices close by'*. Interested parties should satisfy themselves with their own direct enquiries with the relevant authority.

Accommodation

Description	GIA		NIA	
	Sq Ft	Sq M	Sq Ft	Sq M
Ground Floor	11,192	1,039.8	9,124	847.7
First Floor	11,289	1,048.8	8,704	808.6
Second Floor	11,561	1,074.1	9,611	892.9
Sub Total	34,042	3,162.7	27,439	2,549.2

Tenure

We are informed that the property is held freehold.

Terms / Availability

Offers invited.

EPC

D96.

Viewing & Further Information

Peter Whiteley
Tel – 0114 2729750
Peter.whiteley@knightfrank.com

Brochure: 9 August 2018

Photograph: August 2018

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