844 Ecclesall Road

Sheffield, S11 8TD

MJB Commercial Property

TO LET

5,419 SQ FT
(503.44 SQ M)

£40,000 PER ANNUM

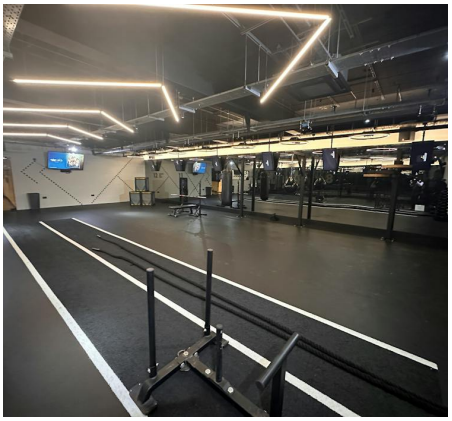
Fully Fitted Gym

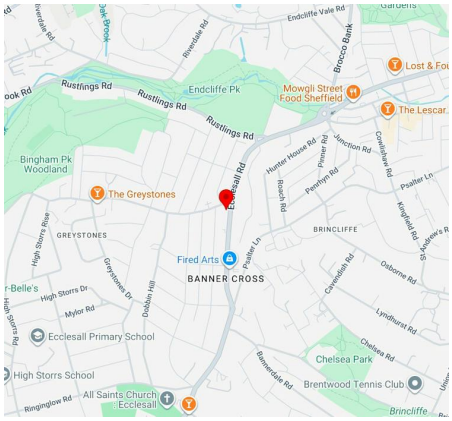
- Prominent Roadside Location
- Glass Atrium Entrance
- On Street Parking
- Passenger Lift

0114 282 3080
www.mjbcp.co.uk

844 Ecclesall Road

Sheffield, S11 8TD





Summary

Available Size	5,419 sq ft / 503.44 sq m
Rent	£40,000 per annum
Rates Payable	£8,404 per annum Interested parties are advised to verify this information with the local Rating Authority
EPC	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Location

The property fronts onto the ever popular Ecclesall Road (A625) which is the prime F&B and retail street on the affluent western side of Sheffield City Centre. Nearby occupiers include Wildcard Sports Bar & Grill, Sainsbury's, Marmadukes Café and the Co-Op.

Description

The property comprises a fully fitted gymnasium with male and female changing rooms, WC's & showers. The ground floor provides an imposing atrium-style entrance, being double-height with full glazing and includes a reception leading to a cafe/breakfast bar with seating area. Treadlit stairs lead down to the main gym and associated faclities, including a viewing/rest area with TV and individual lockers. A passenger lift also provides access to the basement floor. The property is fitted with full air conditioning, CCTV and flat screen TV's throughout.

Accommodation

The accommodation comprises the following areas:

Floor/Unit	Description	sq ft	sq m
Ground	Reception	634	58.90
Basement	Gym	4,785	444.54
Total		**5,419**	**503.44**

Equipment

The gym equipment includes a comprehensive selection of free weights, barbells, weight plates, punch bags & balls, sleds, rowing machines and battle ropes. A separate agreement is to made over the equipment and further details are availble upon request.

Terms

The property is available to let on a new full Repairing and Insuring lease on terms to be agreed.

Costs

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

Anti Money laundering

The Money Laundering Regulations require us to conduct checks upon all lessees. Prospective lessees will be required to provide identification documents.

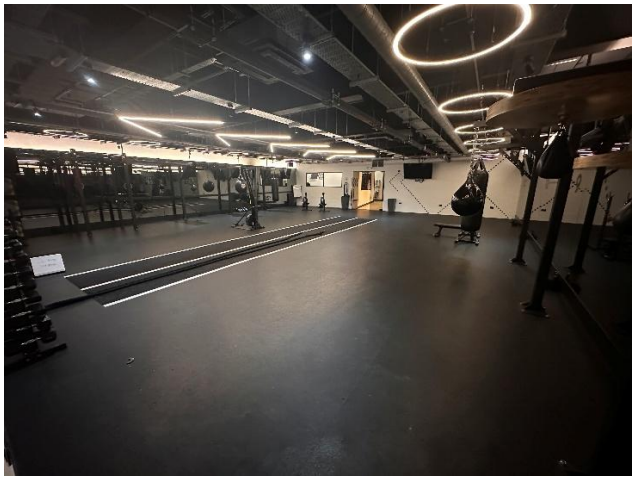
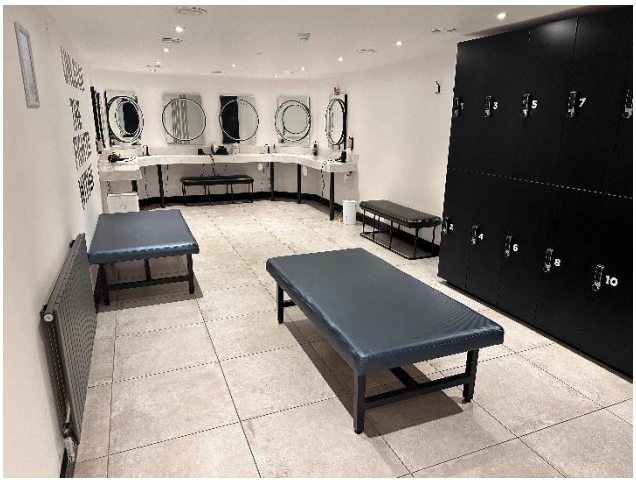
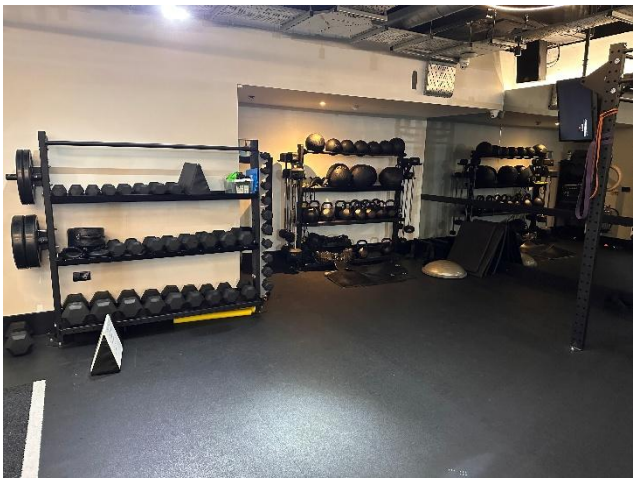
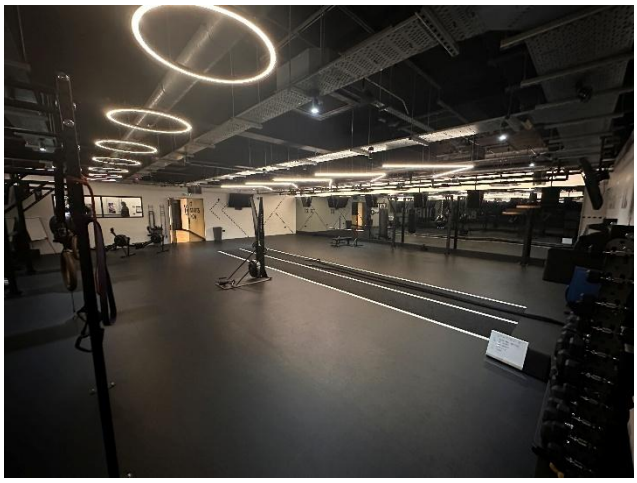
VAT

All rents and prices are quoted exclusive of VAT at the prevailing rate.

Viewings

Strictly by appointment with the sole agents.

Matthew Barnsdale
07736 791146
mbarnsdale@mjbcp.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 08/10/2026

844 Ecclesall Road, Sheffield