

# Knight Frank sees HLW home

PROPERTY expert Knight Frank has built on its growing reputation for project management by overseeing a multi-million pound move for commercial law firm HLW.

Knight Frank Commercial's building consultancy team, headed up by partner Jonathan Ingleby, took the worry away from the 100-strong legal firm from the outset by sourcing, surveying and developing the prestigious city centre-based headquarters, now called Commercial House, for the relocation of the firm.

The Sheffield-based team undertook a year-long project to manage the complete refurbishment of the former Barclays Bank site on Commercial Street, Sheffield.

Jonathan Ingleby said: "We were involved from the very beginning, undertaking space planning duties, completing a pre-acquisition survey of the new building, writing and agreeing specification with the developer, budget planning, agreeing costs for fit-out work, sourcing and specifying materials and monitoring and administering the works as they progressed. We also agreed valuations and completions.

"And that is a very condensed version of everything that was involved – it was a massive undertaking for both sides and took just over a year in all."

HLW's new £6m HQ accommodates the firm's two former Sheffield offices in Queen Street and Vicar Lane. The landmark building has 25,000 sq ft of high specification offices and includes some original features such as the bank safe and vaults as well as new state-of-the-art communications and IT systems. It was officially opened last month by Sheffield-born Lord Hattersley.

Andrew Hartley, senior partner at HLW, added: "Occupying premises such as this



means we are now in the hub of Sheffield's vibrant commercial centre. Our relocation to this building is another step in the ongoing regeneration of the city and we were extremely pleased with the efforts of the

Knight Frank team. It was a proud moment to officially open our new offices."

This is not the first time Knight Frank has overseen a relocation project for Sheffield legal experts. The company arranged the

deal that saw Irwin Mitchell move to brand new riverside premises.

HLW, which specialises in all aspects of commercial law, also has a base at City Square, Leeds.

*The new HLW offices, Commercial House, on Commercial Street, Sheffield*



Modern Offices  
Napier Court, Barlborough Links  
To let

- Units from 330 - 2,575 sq ft of high specification office accommodation
  - Excellent access to Junction 30 M1
  - Flexible lease agreements available
  - Well fitted out ready for immediate occupation
- Joint Agent - Lane Walker



New Ground Floor Office Suite  
The Forge, Off Bramall Lane, Sheffield  
To Let

- Forming part of a major new development scheme called "The Forge"
- Main road frontage on to Bramall Lane
- Close proximity to the inner ring road and Sheffield City Centre
- Approximately 1,700 sq ft (158 sq m) of accommodation



First Floor Suite  
Fountain Precinct, Sheffield  
To Let

- Refurbished office suite
- Open plan office area with its own WC facility
- Landmark building in the heart of Sheffield City Centre
- Comprising approximately 5,022 sq ft
- Incentives available



Proposed Hybrid Business Unit Development  
Century Park, Station Road, Holbrook, Sheffield  
To Let (May Sell)

- Ground floor workshop/assembly accommodation
- First floor offices
- Ability to alter the design of the building to suit occupiers specific needs
- Potential for expansion creating a further 4,500 sq ft of either hybrid or industrial accommodation
- Ample on site car parking



Brand New Prominent Retail Units  
St Mary's Road, Sheffield  
To Let

- Prominent frontage on to the inner ring road
- Two self contained units available together or separately.
- 904 Sq Ft and 1,400 Sq Ft
- Up and coming CIQ location close to Sheffield Hallam University; train station; city centre
- High Quality Design



City Centre Retail Unit  
12 Norfolk Row, Sheffield  
To Let

- Restored Georgian (circa 1750) Grade II Listed property
- Situated just off Fargate, Sheffield's prime retail area
- Ground floor unit comprising approximately 116 sq m (1,248 sq ft)
- Suitable for a number of uses including retail, café/restaurant (subject to gaining necessary consents)
- Annual rental of £30,000 exclusive of rates, VAT and service charge.

**Knight Frank**

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national coverage  
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