

A Convenient Business Location

Located in Deepcar, Sheffield, **STEP Works Business Centre** offers modern, purpose-built workspace designed to support small and growing businesses.

Our centre provides a choice of **serviced offices and light industrial/workshop units**, with flexible options to suit a range of business needs.

Set in a convenient location just a few miles from **Junction 36 of the M1 motorway**, STEP Works provides easy access to Sheffield and the surrounding areas.



Business Spaces Available Serviced Offices

A range of office spaces from approximately **154 to 391 sq. ft.**

- Compact offices - **154 sq. ft.**
- Medium offices - **230–266 sq. ft.**
- Larger offices - **307–391 sq. ft.**



Light Industrial & Workshop Units

- Smaller work areas - **301 sq. ft.**
- Larger work areas - **548 sq. ft.**

Our facilities include:

- **24-hour access** for tenants
- **On-site parking**
- **Hotdesking**
- Virtual offices
- External storage
- Secure **gated entry**
- CCTV security
- Staffed reception **Monday to Friday, 9am–5pm**
- Kitchen facilities
- Conference and meeting room facilities
- Easy access to local shops and amenities



STEP Works Business Centre Flexible Workspace for Your Business



0114 290 3600



info@stepworks.co.uk



<https://stepcharity.co.uk/step-works/>



Wortley Rd, Deepcar, Sheffield, S36 2UH

Flexible Facilities for Your Business

The Centre provides an ideal setting for small businesses and it comprises of :

- 11 large workshops of 550 sq. ft. served by double doors opening onto the front yard
- 9 smaller workshops of 300 sq. ft. served from a central corridor
- 12 offices ranging in size from 150 to 390 square feet set in a two storey block.

The Centre is fully managed and has "pay as you use" facilities available for resident businesses and casual users alike. This consists of a professional front-of-house service with telephone answering, messaging, word processing, spreadsheet and desktop publishing, fax and copy services.

Alongside your workspace, STEP Works can provide **virtual office services, meeting facilities and flexible terms**, giving businesses the opportunity to access the space and support they need as they grow.



Looking for your next business space?

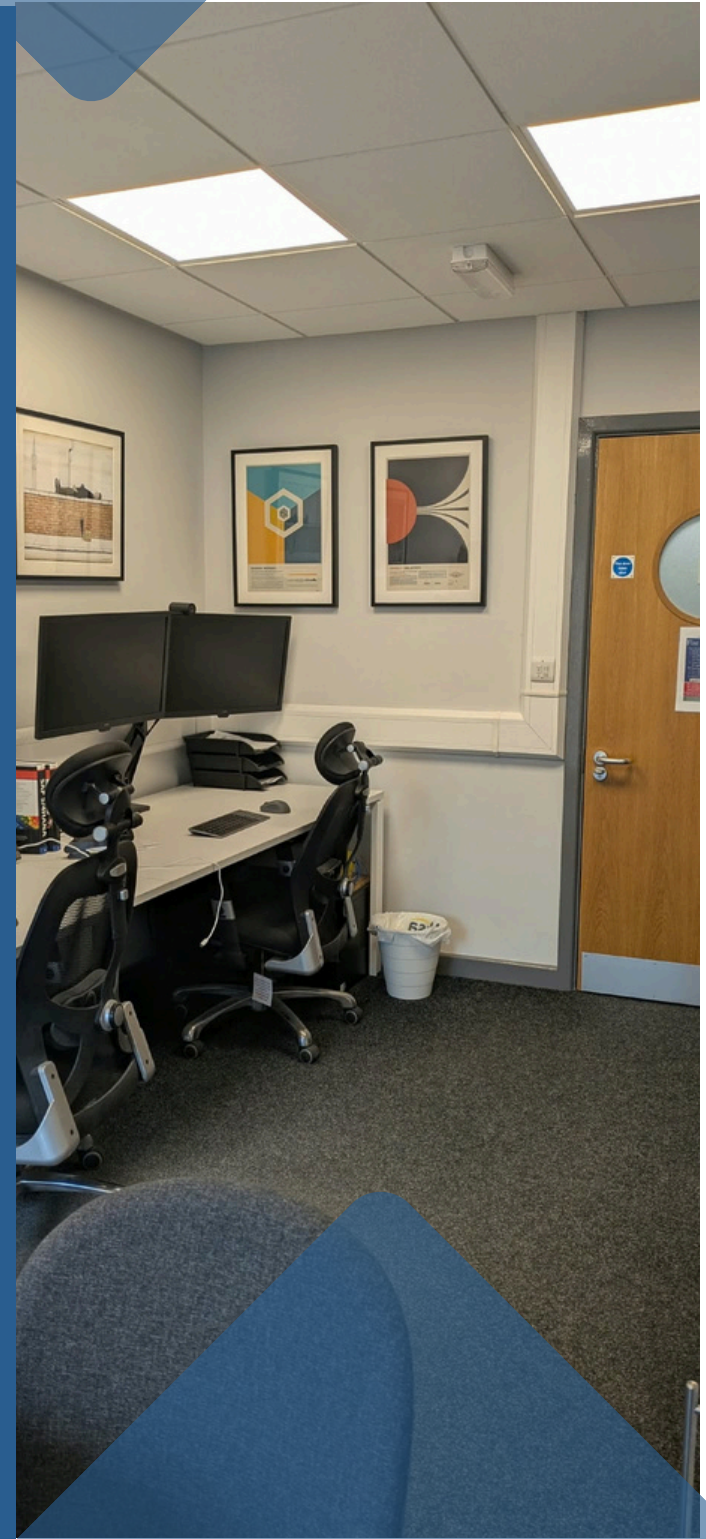
**Contact the STEP Works team to
arrange a viewing or find out more.**



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Information summary and prices

Serviced Office Spaces 153.71 - 391.81 Sq. Ft - Prices from £435 - £623.50 + VAT PCM

Light Industrial units 301.39t - 548.53 Sq. Ft - Prices from £465 - £934.50 + VAT PCM - Heating included - Electric charged on usage.

Hotdesking

Hotdesking – £20 per day (Monday - Friday 9-5pm)

Need a professional workspace without committing to a permanent office?

Our flexible hotdesking option gives you access to a professional working environment at STEP Works for just £20 per day.

Ideal for freelancers, remote workers, start-ups and businesses needing occasional workspace.

- Professional working environment
- Flexible, pay-as-you-need option
- Access to on-site facilities
- Great alternative to working from home
- Only £20 per day

Virtual Office

Space available with our Accommodation Address Service, with no need for a permanent office space but offering flexible, on-demand resources like a business address, mail handling, and meeting rooms.

Non-refundable set up charge £22.00..

Working deposit: £100.00.

Mail collection: £23.13 per month.

Mail forwarding: £26.00 (plus cost of postage) per month.

Telephone (dedicated line) (Installation: £22.00 - Rental: £16.50 per month - Call diversion £5.50 per month plus cost of calls).

Message taking: £0.60 per message.

Other business services available, please ask reception for details.

Admin Support

Typing Services £18.00 per hour (pro rota) - Messages taken (reception services) 40p per message.

Colour printed 18p per A4 page - Scanning 6p per page.

Postal Facility

Franking postage costs plus 17% service charge

(All mail must be in reception by 3.45pm in order to meet Royal Mail deadlines).

Meeting Room Hire

Meeting Room £12.70 per hour.

Tea/Coffee £5.77 per large flask.

Large jug spring water £1.50 per jug.

Biscuits £2.00 per plate.

Cleaning

Office/Workshop cleaning and bin emptying can be arranged.

Prices based on £17.30 per hour (e.g., 1 half hour a week will be £8.65).

Photocopy Charges B&W

A4 single sided	6p per sheet	Double sided	12p per sheet
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A3 single sided	12p per sheet	Double sided	24p per sheet
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Photocopying Charges Colour

A4 single sided	18p per sheet	Double sided	36p per sheet
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A3 single sided	36p per sheet	Double sided	72p per sheet
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Telephone Line Rental

Line Rental £11.55 per month per line + call costs.

Broadband

Broadband £47.55 per month per line.

Office Stationery & Equipment

A stock of commonly used items can be purchased from reception.

**** All prices correct at April 2026 and Exclude VAT**