

Property Consultants



**T 0114 272 3888**

Hawk Works, 105A Mary Street, Sheffield S1 4RT

# To Let

350 Petre Street, Sheffield S4 8LU



- Warehouse/Industrial Premises with Large Yard
- Excellent Road Access
- Popular Don Valley location close to M1 & Meadowhall
- 12,950 sq ft Gross Internal Area
- Immediate Occupation Available
- Available To Let on a New Lease

[www.crosthwaitecommercial.com](http://www.crosthwaitecommercial.com)

**LOCATION**

Petre Street is an established industrial location in the Don Valley, situated less than 2 miles to the east of Sheffield City Centre with Meadowhall Shopping Centre and the M1 (J34) just over 2 miles further east.

There are a number of well-known occupiers in the area including Daver Steels, English Pewter Company and Eurofleet Sheffield.

**DESCRIPTION**

The property comprises a large workshop/warehouse building on basement, ground and first floors.

The ground floor consists of Workshop/Warehouse space, Kitchen and WC's. There is a full height roller shutter from the yard of the premises. The First floor provides further open plan space with separate WC's.

Externally there is a gated yard for numerous vehicles.

**ACCOMMODATION** (Approx gross internal areas)

Ground floor	6,100 sq ft	(566.7 sq m)
First floor	5,800 sq ft	(538.8 sq m)
Basement	1,050 sq ft	(97.5 sq m)
<b>Total</b>	<b>12,950 sq ft</b>	<b>(1,203.0 sq m)</b>



**BUSINESS RATES**

The premises will be re-assessed for business rates following completion of the refurbishment.

**ENERGY PERFORMANCE CERTIFICATE**

A full EPC will be provided on completion of the building works.

**RENT**

POA

**LEASE**

The premises are available on a lease for a term to be agreed.

**VAT**

VAT will be payable on the rent.

**RENT DEPOSIT**

A rent deposit will be held as a bond over the term of the lease.

**LEGAL COSTS**

Each party are to be responsible for the payment of their own legal fees in connection with this transaction.

**MONEY LAUNDERING**

In order to comply with Money Laundering Regulations, ingoing tenants will be required to provide identification documentation.

**VIEWING ARRANGEMENTS**

Viewing arrangements, and any further information, can be obtained from the sole agents detailed below:

**Mark Holmes – Crosthwaite Commercial**

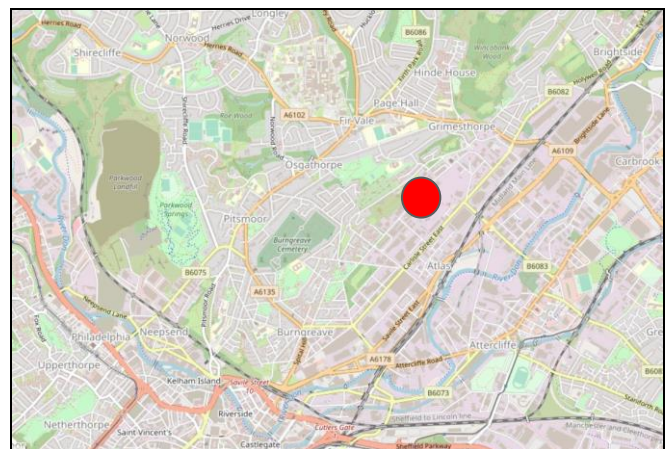
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**SUBJECT TO CONTRACT AND AVAILABILITY**  
Updated August 2023



**Crosthwaite**  
**COMMERCIAL**

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Layout Plans

