

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

To Let

404 Petre Street, Sheffield S4 8DD



- **Industrial/Warehouse Premises**
- **Located in Established Industrial Area Close to M1 (J34)**
- **9,729 sq ft**
- **Immediate Occupation Available**
- **To Let on a New Lease**

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LOCATION

Petre Street is a popular well-established industrial location within the Lower Don Valley area of Sheffield. The site is easily accessible to Junction 34 of the M1 Motorway via Brightside Lane approximately 2.5 miles north east and also into Sheffield city centre, 2 miles south west.

Occupiers nearby include Mudfords, English Pewter Company and Daver Steels.

DESCRIPTION

The property provides a mid-terraced warehouse of steel portal frame construction with brick elevations, beneath a pitched roof.

Access is provided via a pedestrian door and full height ground loading roller shutter door to one side, with a width of 4m.

Internally, the property is open plan, with a small office/kitchen and WC provisions.

Externally, there is a shared yard with a small amount of car parking and access for loading.

ACCOMMODATION (Approx gross internal areas)

Total 9,729 sq ft (903.9 sq m)



RATES

The premises are assessed as follows:-

Workshop & Premises RV £19,000

ENERGY PERFORMANCE CERTIFICATES

A full EPC will be provided on request.

LEASE

The unit is available immediately and offered to let by way of a new lease on terms to be agreed.

RENT

Rental offers are invited in the region of **£40,000 per annum**.

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 costs.

MONEY LAUNDERING

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

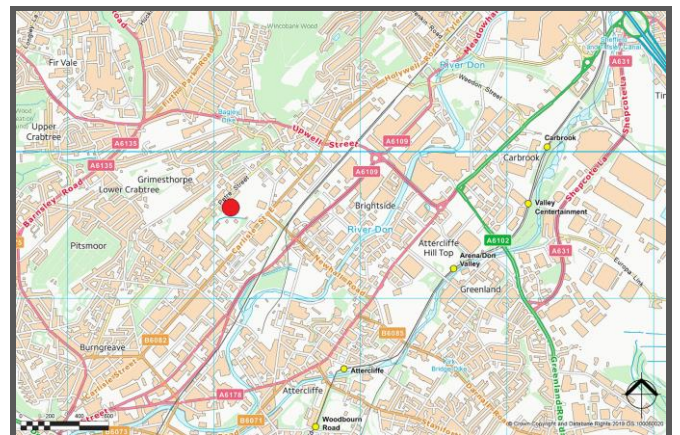
VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agent detailed below.

Mark Holmes - Crosthwaite Commercial

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07738 275 226



SUBJECT TO CONTRACT AND AVAILABILITY

March 2021