

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

To Let

Fuse Works, 49 Nethergreen Road, Sheffield S11 7EH



- Suburban Office/Studio Space
- To Undergo Refurbishment
- Car Parking Available
- Space Available From 508-1,149 Sq Ft
- Suitable For a Variety of Uses Subject to Planning
- To Let on a New Lease

www.crosthwaitecommercial.com

LOCATION

The premises are situated in Hangingwater, just behind Nethergreen Road, a popular sheffield suburb with an abundance of local amenities. There are a variety of well established traders in the area including Oakbrook Pharmacy, Evans Lee Estate Agents, Sheffield Window Centre, Lovely Pear, Salon 27 and The Wonky Labrador.

DESCRIPTION

The premises comprise of first floor office/studio space in a brick built industrial style building, benefiting from original features throughout. Car parking is available for the units.

The premises is set out to be refurbished by the landlord in line with a tenant's requirements.

ACCOMMODATION (Approx gross internal areas)

Unit 1	641 sq ft	59.5 sq m
Unit 2	508 sq ft	47.2 sq m
TOTAL	1,149 sq ft	106.7 sq m

The space can be combined/split to suit occupier requirements.



RATES

According to the 2023 Rating List on the Internet, the premises are assessed as follows: -

Store & Premises R.V. £4,750

The unit will need to be reassessed if they were to be split.

EPC

A full Energy Performance Certificate will be provided upon request.

RENT

Unit 1 - £12,000 per annum

Unit 2 - £10,000 per annum

The rent will NOT be subject to VAT.

LEASE

The units are available to let on new and full repairing and insuring leases for a term to be agreed.

PLANNING

The premises benefit from an E class planning consent. This allows the premises to be used for the former A1 (retail), A2 (professional services), B1 (Offices) and D1 (clinics, health centre and day nursery) uses, without the need for a change of use. Other uses may be considered subject to planning.

LEGAL COSTS

Each party are to be responsible for the payment of their own legal costs in connection with the preparation of the lease.

VIEWING ARRANGEMENTS

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

Mark Holmes – Crosthwaite Commercial

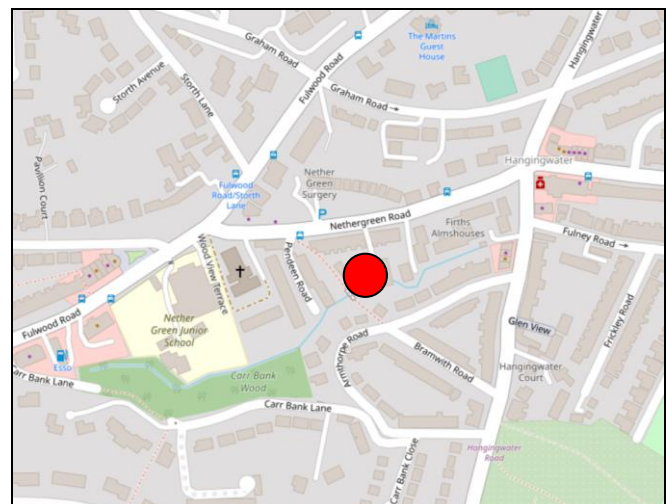
mark@crosthwaitecommercial.com

07738 275 226

Charlie Appleyard – Crosthwaite Commercial

charlie@crosthwaitecommercial.com

07852 195 089



SUBJECT TO CONTRACT AND AVAILABILITY November 2023