

Property Consultants



Crosthwaite
COMMERCIAL

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

To Let

Herries Road, Sheffield, S6 1HP



- **Industrial / Warehouse Premises**
- **21,407 Sq ft**
- **Dedicated Yard Extending to 0.4 Acres**
- **Open Plan with Eaves to 6.5m**
- **Prominent Location on Herries Road**
- **Immediately Available**

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LOCATION

The property is located on Herries Road, North Sheffield, accessed from Penistone Road (A61), a main arterial route through the city. Sheffield City Centre is less than 3 miles to the South and Junction 36 of the M1 is located approximately 7 miles to the North. Junction 34 M1 is located 5 miles to the East. The area is home to a number of industrial & warehouse occupiers that include: Hillfoot Steel, Jenx Ltd, Scaletronic UK, Weighbridge Services Ltd and Timber Specialist Sheffield. There are also a number of trade / retail occupiers along Penistone Rd including Screwfix, Sainsburys, Big Yellow Self Storage, Kwik-fit and Enterprise Car & Van Hire.

DESCRIPTION

The premises form part of a wider industrial complex. The available opportunity provides a self contained industrial / warehouse unit with ancillary office space fronting Herries Rd. The unit has been constructed in two phases and provides open span accommodation finished to a height of 6 – 6.5m, with lighting, connections to all mains services and ground level loading.

Loading is currently via a loading bay to the side of the premises but there is the opportunity to reinstate roller shutter access to the front of the unit should this be required.

Externally the unit has a large carparking / yard area adjacent extending to approximately 0.4 acres.

ACCOMMODATION (Approx gross internal areas)

Warehouse	17,188 sq ft	1,596.9 sq m
First Floor Offices	4,218 sq ft	391.9 sq m
Total Floor Area	21,407 sq ft	1,988.8 sq m



RENT

£107,000 per annum exclusive. VAT will be payable.

LEASE

The premises are available to let by way of a sub-lease for a term to be agreed.

PLANNING

The premises have consent for B1 (light industrial/offices), B2 (general industrial) and B8 (storage/distribution).

RATES

An incoming occupier will be responsible for business rates payable.

ENERGY PERFORMANCE CERTIFICATE

The premises have a rating of 99 (Band D). A full EPC will be provided on request.

VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the joint agents detailed below.

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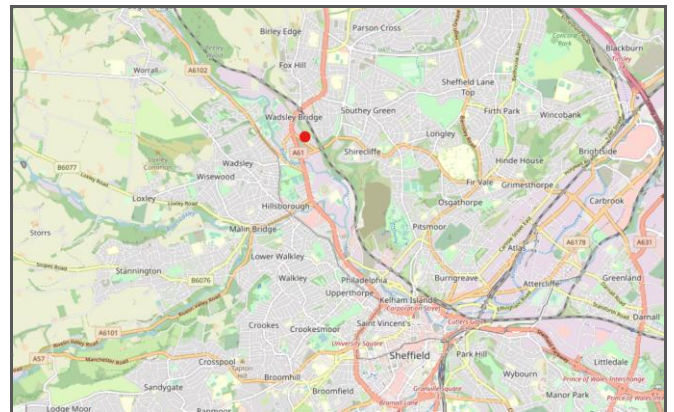
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SUBJECT TO CONTRACT & AVAILABILITY
 July 2022