

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

To Let

2 Stadium Way, Woodbourn Road, Sheffield S9 3HN



- **Secure Yard / Storage Compound To Let** – Gates to be Installed by Landlord to an Agreed Specification
- Excellent Transport Links to Sheffield City Centre and the M1
- Fronting Woodbourn Road
- Total Site Area - Approx 0.35 Acres

www.crosthwaitecommercial.com



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

LOCATION

The site is located on Stadium Way, but also accessed off Jessell Street, and fronts Woodbourn Road next to the old Woodbourn Road Stadium.

There is good access to Attercliffe Road which runs through the Lower Don Valley to the north east and links the site to Meadowhall and Junction 33 of the M1 Motorway. To the south, Attercliffe Road runs to Sheffield city centre (approximately one mile away) and The Sheffield Parkway.

Greenland Road and Prince of Wales Road are also easily accessible, approximately one and a half mile to the east.

DESCRIPTION

The site is approximately 0.35 acres in size, is relatively flat and tarmacked / hard surfaced. It is suitable for use as storage or a car park.

The site is fairly regular in shape, and it was formally the car park for the RSPCA building next door and there is space for approximately 50 cars. The landlord has installed fencing surrounding the perimeter of the site.

The owner will install gates to an agreed specification.

ACCOMMODATION

(All net areas are approximate)

Storage Land

0.35 Acres



TENURE

A new lease is available directly from the landlord for a term by arrangement.

RENT

We are quoting **£18,000 per annum exclusive**.

VAT

If elected, VAT will be paid at the prevailing rate.

RATING

The land will require a new assessment for business rates when occupied.

LEGAL COSTS

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

VIEWING ARRANGEMENTS

Any further information can be obtained from the joint agents detailed below.

As the site is open, interested parties are invited to view at their convenience.

Tom Shelton - Crosthwaite Commercial

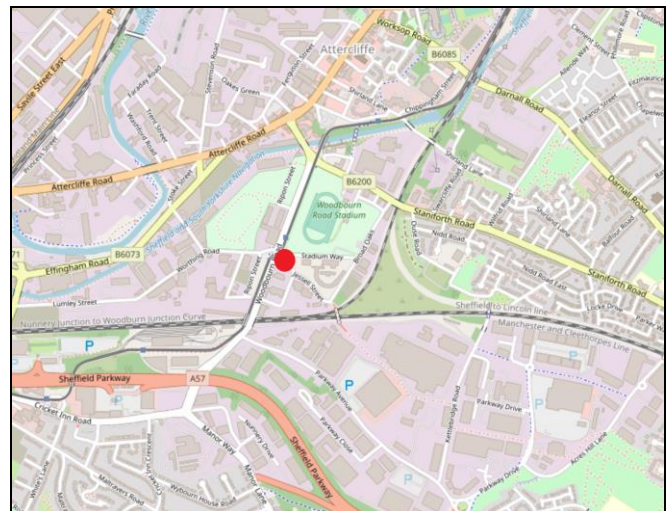
tom@crosthwaitecommercial.com

07738 335 482

Robert Eaton – Eaton Commercial

robert@eatoncommercial.com

07860 858 021



SUBJECT TO CONTRACT AND AVAILABILITY

February 2023