

Property Consultants



**T 0114 272 3888**

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

# To Let

**Unit 23 Lucas Works, Sheffield Road, Dronfield S18 2GG**



- **Modern Industrial/Trade Counter Unit**
- **2,166 sq ft Gross Internal Area**
- **Prominently Located on Sheffield Road**
- **£21,500 Per Annum Exclusive**
- **100% Business Rates Relief Subject to Status**
- **Available To Let on a New Lease**
- **Allocated Car Parking for 4 Vehicles**

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## LOCATION

The property is located on Lucas Works Trading Estate fronting Sheffield Road. This is the main arterial route through Dronfield. The unit occupies a prominent location and is well located for access to the M1 at Junction 29. Sheffield City Centre can be accessed by the A61 and is approximately 5 miles north of the property.

Other occupiers close by include Aldi, Pets at Home, The Car Point and Little Italy.

## DESCRIPTION

The property comprises an open plan warehouse/workshop space on the lower ground floor with access through a roller shutter door and separate personnel door. The floor to ceiling height is around 4.8m to the rear. There is roller shutter door which is 3.74m high by 3.29m wide. The ground floor provides a trade counter/showroom space to the front and further workshop space behind. There is a kitchenette and 2 WCs on the ground floor. The unit benefits from CCTV and 3-phase electricity.

Externally, there is a small yard and 4 designated parking spaces.

## ACCOMMODATION (Approx gross internal areas)

<b>Ground Floor</b>	<b>940 sq ft</b>	<b>87.29 sq m</b>
Lower Ground Floor	1,266 sq ft	113.89 sqm



## RATING ASSESSMENT

According to the Valuation Office Agency – Rating List on the Internet 2023, the premises are assessed as follows:

Workshop & Premises RV £9,600

Subject to status, Small Business Rates Relief should apply resulting in 100% relief, i.e. Nil charge.

## RENT

**£21,500 per annum** exclusive.

## LEASE

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

## ENERGY PERFORMANCE CERTIFICATE

A full EPC is available on request.

## 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**

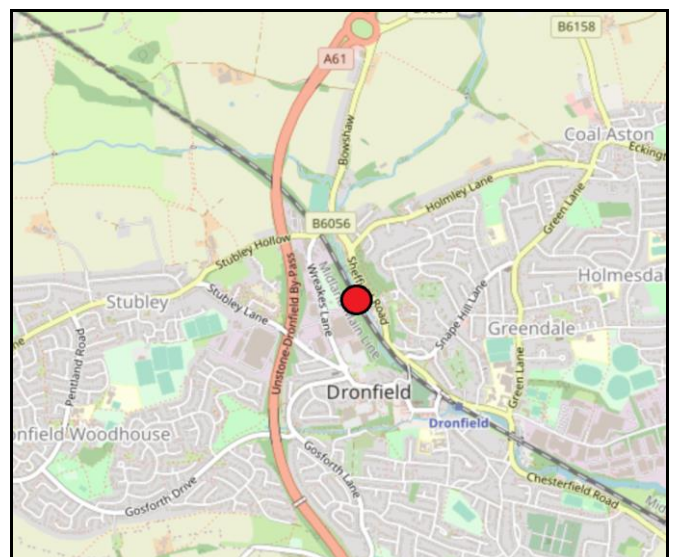
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SUBJECT TO CONTRACT AND AVAILABILITY November 2023