

Property Consultants



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

# To Let

**Units 20 & 23 Lucas Works, Sheffield Road, Dronfield S18 2GG**



- **Modern Industrial/Trade Counter Units**
- **Unit 20 - 2,158 Sq ft Gross Internal Area**
- **Unit 23 – 2,166 Sq ft Gross Internal Area**
- **Prominently Located on Sheffield Road**
- **£21,500 Per Annum Exclusive**
- **100% Business Rates Relief Subject to Status**
- **Allocated Car Parking for 4 Vehicles Per Unit**

[www.crosthwaitecommercial.com](http://www.crosthwaitecommercial.com)

## LOCATION

The units are 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 units comprise an open plan warehouse/workshop space on the lower ground floor with access through a roller shutter door and separate personnel door. There are roller shutter doors on both units which are 3.74m high by 3.29m wide. The ground floor provides a trade counter/retail/office space with a kitchenette and WCs. The unit benefits from CCTV and 3-phase electricity.

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

## ACCOMMODATION (Approx gross internal areas)

### Unit 20

Ground Floor	915 sq ft	85.0 sq m
Lower Ground Floor	1,242 sq ft	115.4 sq m
<b>Total</b>	<b>2,158 sq ft</b>	<b>200.4 sq m</b>

### Unit 23

Ground Floor	940 sq ft	87.3 sq m
Lower Ground Floor	1,266 sq ft	113.9 sq m
<b>Total</b>	<b>2,166 sq ft</b>	<b>201.2 sq m</b>



Unit 23

## RATING ASSESSMENT

Both 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

Units 20 & 23 - £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.

## VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agents detailed below:

**Mark Holmes – Crosthwaite Commercial**

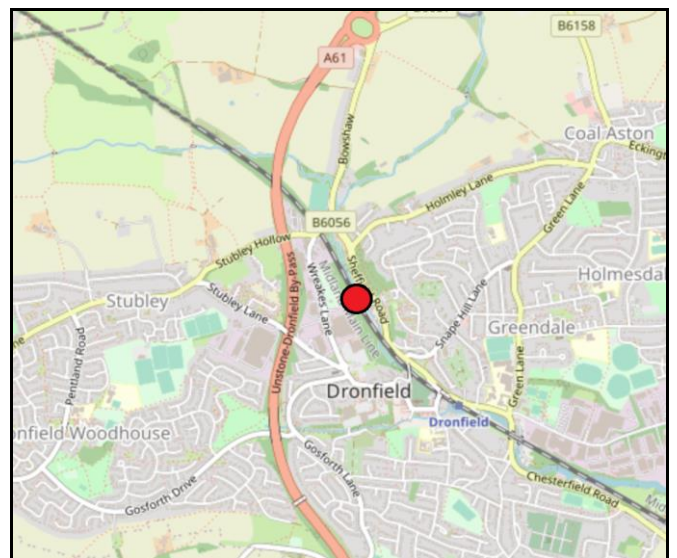
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SUBJECT TO CONTRACT AND AVAILABILITY November 2023