

Property Consultants



**Crosthwaite**  
**COMMERCIAL**

**T 0114 272 3888**

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

# To Let

**Cadman House, Cadman Road, Intake, Sheffield S12 2AR**



- **Two Storey Office Building and Ground Floor Workshop**
- **Benefits from Yard with Ability to Park up to 10 Cars**
- **Good Access to the Sheffield Road Network**
- **Available to Let as Separately or Together**
- **2,852 sq ft (265 sq m)**

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## LOCATION

The property is located on the west side of Cadman Road which is accessed directly off Mansfield Road (A6135) in the Intake area of Sheffield.

The junction linking City Road, Prince of Wales Road and Ridgeway Road is approximately one mile to the north west.

Sheffield city centre is three miles away and there is also good access to Junction's 33 and 34 of the M1 Motorway.

## DESCRIPTION

The property comprises a two storey office building along with a ground floor workshop with a yard to the front of the property providing car parking for up to 10 cars.

The offices are arranged as two offices, a store and WC on the ground floor with five offices and two WC's on the first floor. The majority of the divisions are created by demountable partitioning and can be removed to create more open plan space. The workshop is one open plan area.

Ideally, we would like to let the units to one occupier but we would consider letting the offices and workshop separately.

## ACCOMMODATION

(All net areas are approximate)

<b>Ground Floor - Office</b>	<b>1,018 sq ft</b>	<b>94.6 sq m</b>
<b>First Floor Office</b>	<b>916 sq ft</b>	<b>85.1 sq m</b>
<b>Office Total</b>	<b>1,934 sq ft</b>	<b>179.7 sq m</b>
<b>Ground Floor - Workshop</b>	<b>918 sq ft</b>	<b>85.3 sq m</b>
<b>Overall Total</b>	<b>2,852 sq ft</b>	<b>265.0 sq m</b>



## LEASE

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

## RENT

**£25,000 per annum** exclusive.

We would consider letting the office and workshop separately:

Office - **£17,500 per annum** exclusive.

Workshop - **£7,500 per annum** exclusive.

## RATING

The building is rated as Workshop and Premises with a 2017 RV of £13,000.

## USE

The building falls under category 'E' in the New Use Class Order, applicable as of 1<sup>st</sup> September 2021.

## VAT

VAT is NOT payable on the rent.

## ENERGY PERFORMANCE CERTIFICATE

Certificate available on request.

## LEGAL COSTS

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

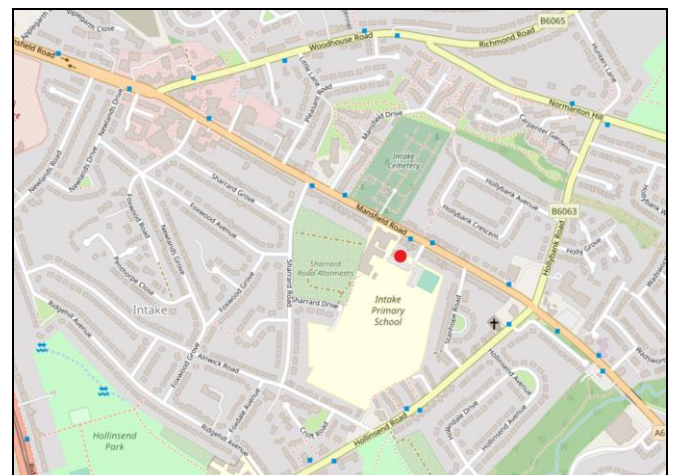
## VIEWING ARRANGEMENTS

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

**Tom Shelton - Crosthwaite Commercial**

[tom@crosthwaitecommercial.com](mailto:tom@crosthwaitecommercial.com)

07738 335 482



**SUBJECT TO CONTRACT AND AVAILABILITY**  
**November 2021**