

Property Consultants



**Crosthwaite**  
**COMMERCIAL**

**T 0114 272 3888**

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

# To Let

49 Carlisle Street, Sheffield S4 7LJ



- Trade Warehouse / Workshop
- 8,418 sq ft with Secure Yard
- Prominent Position in Central Location
- To Let on New Lease

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## LOCATION

The premises occupy a prominent position on Carlisle Street (B6082), close to its junction with Spital Hill (A6135). The new inner ring road is within around 600 yards which gives easy access to all parts of the city. The M1 is also accessible at junctions 33 and 34.

## DESCRIPTION

The property comprises a light industrial unit which provides ground floor workspace/warehousing with good quality offices of around 1,195 sq ft. There is a mezzanine area providing further storage and the premises have the benefit of a fully fenced yard to the front with an electric gate, providing car parking and side loading via a roller shutter door.

## ACCOMMODATION (Approx net internal areas)

Ground Floor	6,438 sq ft	(598.1 sq m)
Mezzanine	1,980 sq ft	(183.9 sq m)
Total	8,418 sq ft	(782.1 sq m)

The yard area totals around 350 sq yds (293 sq m)

## RATING

According to the Rating List on the Internet, the property is currently assessed as follows: -

Works and Premises Rateable Value £18,250

For 2017/18 the current multiplier is 46.6p and the rates payable will therefore be around £8,505.



## LEASE

The property is offered on a new full repairing and insuring lease incorporating rent reviews as appropriate.

## RENT

**£32,500 per annum exclusive.**

## VAT

We understand VAT is payable on the rent.

## PLANNING

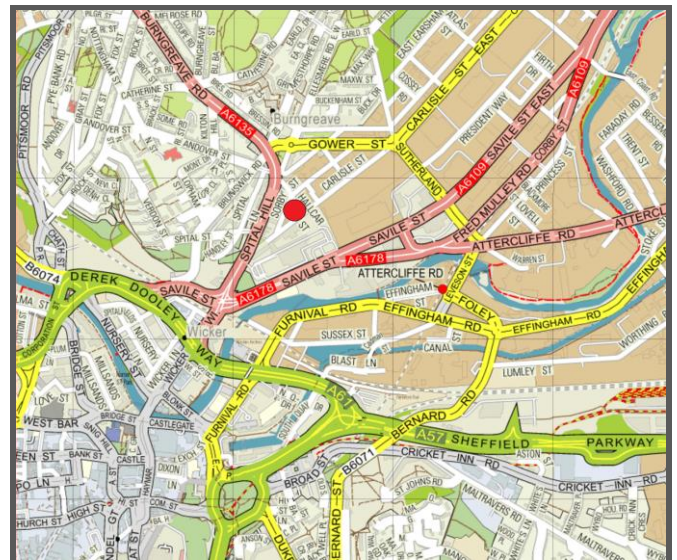
The premises are considered suitable for B1 (light industrial), B2 (general industrial) or B8 (warehousing). All interested parties are advised to make their own enquiries to the Local Planning Authority as to their intended use.

## EPC

The premises have a rating of 85 (Band D).

## 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 Mark Holmes at the sole agents, Crosthwaite Commercial on 0114 272 3888 or email [mark@crosthwaitecommercial.com](mailto:mark@crosthwaitecommercial.com)

**SUBJECT TO CONTRACT AND AVAILABILITY**

**April 2018**