

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

To Let

60 Cyclops Street, Sheffield S4 8EH



- **Double Bay Warehouse with Rear Yard**
- **Internal Eaves Height of 5.4 Metres**
- **Good Quality Ground Floor Offices and Reception Area**
- **Two Roller Shutter Doors**
- **13,186 sq ft (1,225.2 sq m)**

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LOCATION

The property is located on the south west side of Cyclops Street which sits equidistant between Petre Street and Grimesthorpe Road.

Sheffield city centre is approximately three miles to the south west, while Meadowhall Shopping Centre and Junction 34 of the M1 Motorway are situated approximately one and a half miles to the north east.

DESCRIPTION

The building comprises a double bay warehouse unit with a good quality office block and reception attached to the front of the property.

The warehouse is part brick built construction with a steel portal frame and a concrete floor. There are two electric roller shutter doors along with an amenity block and small mezzanine.

There is a yard to the rear of the property and car parking to the front.

There is a secure perimeter fence and access gates although these are shared with one other occupier.

ACCOMMODATION

(All gross areas are approximate)

Ground Floor Warehouse	10,058 sq ft	934.5 sq m
Ground Floor Offices	1,857 sq ft	172.5 sq m
Mezzanine	993 sq ft	92.4 sq m
Rear Store	278 sq ft	25.8 sq m
Total	13,186 sq ft	1,225 sq m



LEASE

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

RENT

£49,500 per annum exclusive.

RATING

The building is rated as Warehouse and Premises with a 2017 RV of £27,000.

USE

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

VAT

VAT is payable at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

Rating 'E'. 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.

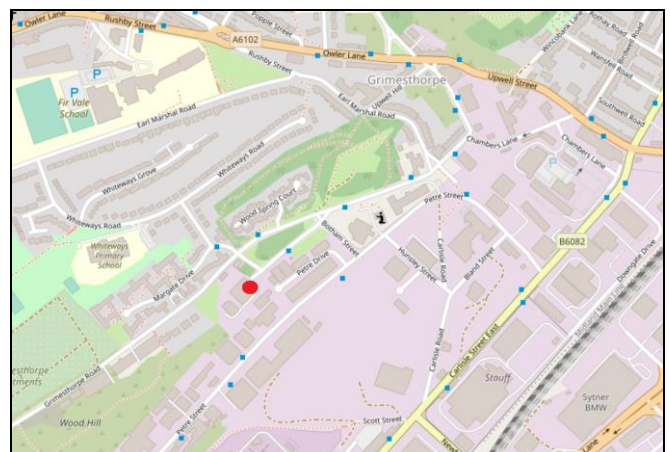
VIEWING ARRANGEMENTS

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

Tom Shelton - Crosthwaite Commercial

tom@crosthwaitecommercial.com

07738 335 482



SUBJECT TO CONTRACT AND AVAILABILITY

November 2021