

Property Consultants



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

To Let (May Sell)

39b Long Acre Close, Venture One Business Park,
Holbrook Industrial Estate, Holbrook, Sheffield S20 3FR



- Modern Business Unit on Popular Business Park
- First Floor Studio/Workshop/Office Space
- 1,840 sq ft (184.13 sq m) Gross Internal Area
- Available To Let on New Lease
- Shared Yard and Demised Car Parking

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LOCATION

Venture One Business Park is located on the popular Holbrook Industrial Estate which lies approximately 4 miles from Junction 31 of the M1 motorway and 5 miles south of Sheffield city centre.

Occupiers in the vicinity include Evolution, National Windscreens and Data View Systems.

DESCRIPTION

This is a modern first floor business unit providing open plan warehouse/workspace with WC and storage facilities.

The property has been well fitted out with suspended ceilings and recessed lighting throughout. Access to the property is through a personnel doorway which leads to the first floor via a single staircase. The unit has most recently been used for leisure purposes and benefits from comfort cooling and heating.

The premises has the benefit of a shared yard and demised car parking spaces.

ACCOMMODATION (Approx gross internal areas)

First Floor **1,912 sq ft** **184.13 sq m**

ENERGY PERFORMANCE CERTIFICATE

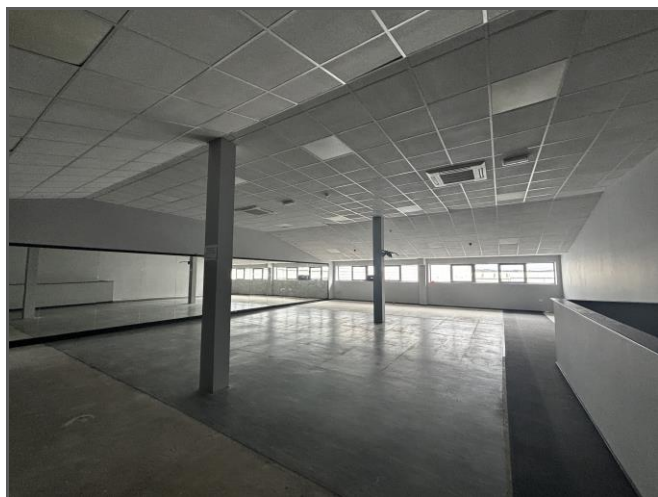
A full EPC is available on request.

RATING ASSESSMENT

The 2023 Rating assessment is: -

Martial Arts Studio & Premises R.V. £14,500

Some small business rates relief may be available, subject to status.



RENT

£18,000 per annum exclusive.

SALE PRICE

POA

VAT

We understand VAT will NOT be payable on the rent.

LEASE

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

SERVICE CHARGE

A service charge will be payable for the maintenance of the estate. Details on request.

LEGAL COSTS

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

VIEWING ARRANGEMENTS

For further details or to arrange a viewing, please contact the joint agents detailed below.

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Fern Corton – Crosthwaite Commercial

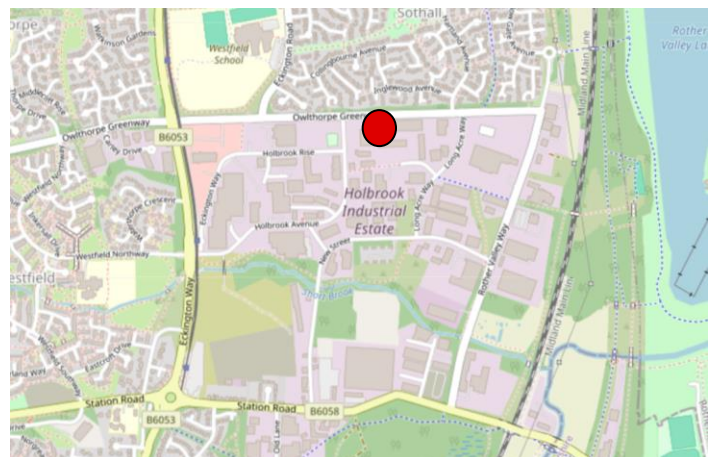
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SUBJECT TO CONTRACT AND AVAILABILITY
April 2024