

Property Consultants



T 0114 272 3888

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

To Let

417b Petre Street, Sheffield S4 8LL



- **Prominent Mid Terrace Industrial Unit**
- **Located in Established Industrial Area Close to M1 (J34)**
- **3,602 sq ft (334.6 sq m)**
- **Excellent Road Access**
- **Immediate Occupation Available**
- **Available To Let on a New Lease**

www.crosthwaitecommercial.com

LOCATION

Petre Street is an established industrial location in the Don Valley, situated less than 2 miles to the east of Sheffield City Centre with Meadowhall Shopping Centre and the M1 (J34) just over 2 miles further east.

There are a number of well-known occupiers in the area including Daver Steels, English Pewter Company and Eurofleet Sheffield.

DESCRIPTION

The property provides a mid-terraced warehouse of steel portal frame construction with brick elevations, beneath a newly installed pitched roof. The unit has an eaves height of approximately 4.4m.

Access is provided via a pedestrian door and two full height ground loading roller shutter doors. Internally there is a block providing WC's.

Externally, there is a demised yard to the front.

ACCOMMODATION (Approx gross internal areas)

Ground Floor	3,602 sq ft	334.6 sq m
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RATES

According to the Valuation Office Agency – Rating List on the Internet 2023, the premises are assessed as follows:

Shop & Premises RV £13,000

ENERGY PERFORMANCE CERTIFICATE

An EPC is available on request.

RENT

£23,500 per annum exclusive.

LEASE

The premises are offered on a new lease on terms to be agreed.

VAT

VAT will be payable on the rent.

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.

MONEY LAUNDERING

In order to comply with Money Laundering Regulations, ingoing tenants will be required to provide identification documentation.

VIEWING ARRANGEMENTS

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

Mark Holmes – Crosthwaite Commercial

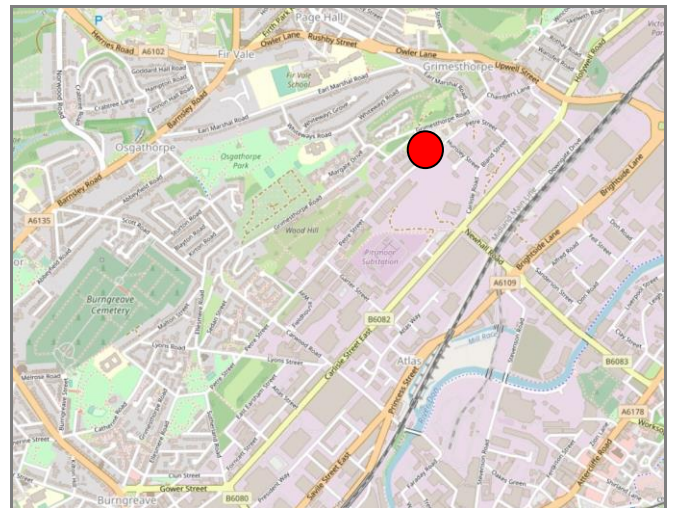
mark@crosthwaitecommercial.com

07738 275 226

Fern Corton – Crosthwaite Commercial

fern@crosthwaitecommercial.com

07538 412 671



SUBJECT TO CONTRACT AND AVAILABILITY

April 2024