

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

To Let

400 Petre Street, Sheffield S4 8LU



- **Workshop & Office Premises**
- **Located in Established Industrial Area Close to M1 (J34)**
- **30,249 sq ft Gross Internal Area**
- **Suitable For a Variety Of Uses Subject to Planning**
- **Yard/Parking to the Side and Rear**
- **To Let on a New Lease**

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LOCATION

The premises are located fronting Petre Street in a popular well-established industrial location. The site is easily accessible to Junction 34 of the M1 Motorway via Brightside Lane approximately 2.5 miles North-East and also into Sheffield City Centre, 2 miles South-West.

Occupiers nearby include English Pewter Company and Daver Steels.

DESCRIPTION

The premises comprise of a brick-built workshop/office style building arranged over four floors, which surrounds a central quadrant.

On the ground floor the property comprises mainly of open-plan workshop space with a pedestrian access to a reception and offices fronting the Petre Street element. On the first floor the layout is similar with a large workshop area and more partitioned office. To the lower ground floor there is a boiler room and the second floor provides storage space.

There are goods loading points via the roller shutter door on the right which leads to the goods yard, in addition to this there are also loading doors to the rear and left hand side of the property. The property also benefits from a goods lift.

ACCOMMODATION (Approx gross internal areas)

Basement		
Internal Storage	4,395 sq ft	408.4 sq m
Ground Floor		
Works Office	2,832 sq ft	263.1 sq m
Workshop	9,681 sq ft	899.4 sq m
First Floor		
Office	3,729 sq ft	346.4 sq m
Production Area	8,862 sq ft	823.3 sq m
Second Floor		
Storage	750 sq ft	69.7 sq m
Total	30,249 sq ft	2,810 sq m

RATES

The premises are assessed as follows:-

Warehouse & Premises RV £43,500

ENERGY PERFORMANCE CERTIFICATES

The premises have a rating of 106 E. A full EPC will be provided on request.

RENT

Rent on Application.

VAT

VAT will be payable on the rent.

LEASE

The unit is offered to let by way of a new lease on terms to be agreed.

RENT DEPOSIT

A rent deposit may be held as a bond over the term of the lease.

PLANNING

The premises could be suitable for a variety of uses and interested parties are advised to make their own enquiries.

LEGAL COSTS

Each party are to be responsible for the payment of their own legal costs.

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 agent detailed below.

Mark Holmes - Crosthwaite Commercial

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SUBJECT TO CONTRACT AND AVAILABILITY

June 2023