

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

For Sale

Woodside Works, Rugby Street, Sheffield, S3 9QH



- **High Profile Investment / Development Opportunity**
- **Prominent Site with Rutland Road Frontage**
- **Site Area – Approx 0.9 acres**
- **Gross Internal Area Totalling 44,179 sq ft**
- **Part Income Producing - £58,088 Per Annum**
- **Asset Management Opportunities – Reversionary Asset**
- **Suitable for Alternative Uses STP**

www.crosthwaitecommercial.com

LOCATION

Neepsend, close to Sheffield City Centre, is an up and coming location with a great mix of residential, leisure and commercial developments bringing regeneration to one of Sheffield's original industrial heritage areas.

Rutland Road (B6070), which is part of Sheffield's outer ring road, leading directly onto Penistone Road (A61) and Barnsley Road which leads to Meadowhall and the M1. The premises offer easy access into Sheffield City Centre and to the M1 at Junctions 34, 35 and 36.

DESCRIPTION

The site comprises of a three storey industrial premises with adjoining yard benefitting from frontage onto Rutland Road. The space has been apportioned internally to provide good quality self-contained units which are current let in accordance with the tenancy schedule. The internal specification differs however all units benefit from an eaves height of approximately 4 metres, concrete floor and roller shutter access.

The site is suitable for redevelopment subject to planning.

ACCOMMODATION (All areas being approximate)

Lower Ground Floor	13,622 sq ft	1,265 sq m
Upper Ground Floor	14,450 sq ft	1,342 sq m
First Floor	16,107 sq ft	1,469 sq m
Total	44,179 sq ft	4,104 sq m

The overall site area is 0.9 acre.

TENURE

The Freehold shown edged red below is held under title number SYK491211. The long leaseholds are held under title numbers SYK273522 (edged orange) 200 years from 1920, SYK491212 and SYK511632 (edged blue) 800 years from 1857.



PRICE

Offers in the region of **£895,000 + VAT** are invited for the benefit of the freehold and long leasehold interest.

TENANCIES

There are five tenancies in place at the premises, which equate to a total annual income of **£58,088**. Most tenancies are holding over, therefore new leases can be agreed if necessary.

A full breakdown of the tenancy schedule is available on request.

ASSET MANAGEMENT POTENTIAL

The South Yorkshire light industrial market continues to strengthen with strong levels of demand and a lack of supply contributing to improving rents. We consider there to be potential for substantial rental growth at reversion. The mutual break clauses mean the units could also have potential to be owner occupied.

PLANNING

The site is located within area allocated as Fringe Industry and Business Area in the Sheffield Unitary Development Plan, although considered suitable for future residential development. Purchasers are advised to make their own planning enquiries and take professional advice.

LEGAL COSTS

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

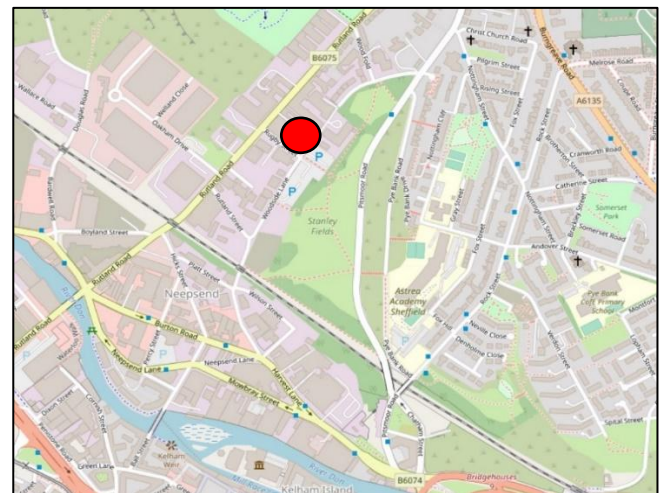
VIEWING ARRANGEMENTS

Further viewing arrangements, and any further information, can be obtained from the sole agent detailed below.

Mark Holmes - Crosthwaite Commercial

mark@crosthwaitecommercial.com

07738 275 226



SUBJECT TO CONTRACT & AVAILABILITY Updated June 2025