

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

To Let

56 Birley Moor Road, Frecheville, Sheffield S12 4WD



- First Floor Office Space in the Heart of Frecheville
- 504 sq ft (46.82 sq m) Net Internal Area
- £7,500 per annum
- Free On-Street Car Parking

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LOCATION

The property is located on the west side of Birley Moor Road, close to its junction with Heathfield Road in the popular Sheffield suburb of Frecheville.

The property forms part of a very popular and busy retail parade providing an eclectic mix of occupiers. Some of these include iVape, Lloyds Pharmacy, Birley Moor Bakery and Gloss Hair and Beauty.

Sheffield city centre is located approximately four miles to the north west. The office is also well located for access to the M1 at junction 33, via the Sheffield Parkway.

DESCRIPTION

The property comprises first floor office space accessed from a side entrance on the ground floor.

Internally, there is a main entrance hallway on the ground floor with three partitioned offices, kitchenette and WC provisions on the first floor.

There is a driveway to the side with additional on-street parking to the front.

ACCOMMODATION

(All net areas are approximate)

First Floor	504 sq ft	46.82 sq m
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LEASE

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

RENT

£7,500 per annum exclusive.

VAT

The building is NOT elected for VAT.

USE

The building falls under use category 'E' in the new Use Class Order, applicable as of 1st September 2020.

RATING

The unit is rated as Office and Premises with a 2023 RV of £3,900.

Subject to status, 100% business rates relief will apply.

ENERGY PERFORMANCE CERTIFICATE

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

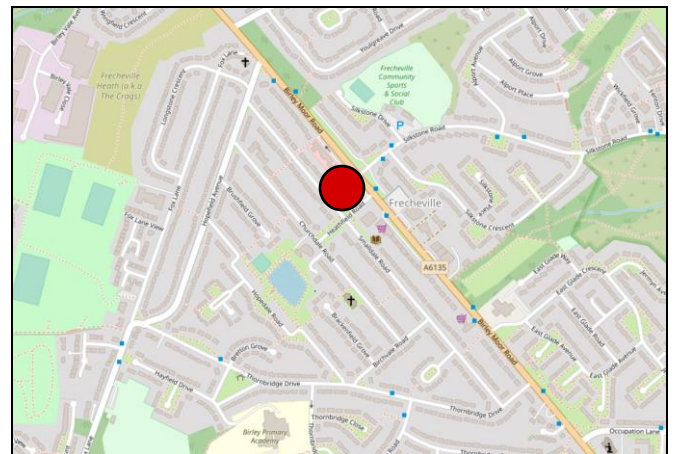
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Subject to Contract and Availability

February 2024