

Property Consultants



Crosthwaite
COMMERCIAL

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

To Let

Ebenezer St, Shalesmoor, Sheffield S3 8UR



- **Fringe City Centre Light Industrial/Warehouse Premises**
- **Prominent Location with Excellent Visibility**
- **Approximately 6,026 sq ft on 0.25 Acres**
- **Potential for other Uses, Subject to Planning**
- **To Let on a New Lease**

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LOCATION

The unit is located on Ebenezer Street, accessed directly off Shalesmoor (A61), in the popular Kelham Island area of Sheffield. Shalesmoor Tram Stop is close by to the property.

Kelham Island is a thriving location and there are excellent amenities for staff in the immediate vicinity with an eclectic mix of restaurants, bars and coffee shops.

DESCRIPTION

The property comprises an industrial unit of steel portal frame construction, with brick elevations, part of which have been over clad. The unit incorporates a roller shutter door along with a pedestrian entrance.

Internally, the property is split to provide an open plan warehouse with Eaves height of 3.5 metres and separate reception, offices, Wc's and stores. The warehouse section comprises concrete floors, rooflights and cladded elevations.

Externally, the unit has a secure private yard and parking for 15 + vehicles to the front elevation of the unit.

ACCOMMODATION (Approx gross internal areas)

Total	6,026 sq ft	(559.8 sq m)
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The site extends to circa 0.25 acres.

PLANNING

We are informed the premises benefit from an E class planning consent. This allows the premises to be used for the former A1 (retail), A3 (café & restaurant), B1 (Offices/Light industrial use), and D1 (gyms, clinics, health centre and day nursery) uses, without the need for a change of use.

Other uses such as (A4) Drinking Establishments will be considered subject to planning.

RATING

The premises are currently assessed for rates as follows: -

Vehicle Repair Workshop & Premises Rateable Value - £35,250

RENT

Offers in the region of **£65,000** per annum are invited.

VAT will NOT be payable on the rent.

LEASE

A new lease is available directly from the landlord.

ENERGY PERFORMANCE CERTIFICATE

An EPC will be provided on request.

MONEY LAUNDERING

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

LEGAL COSTS

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

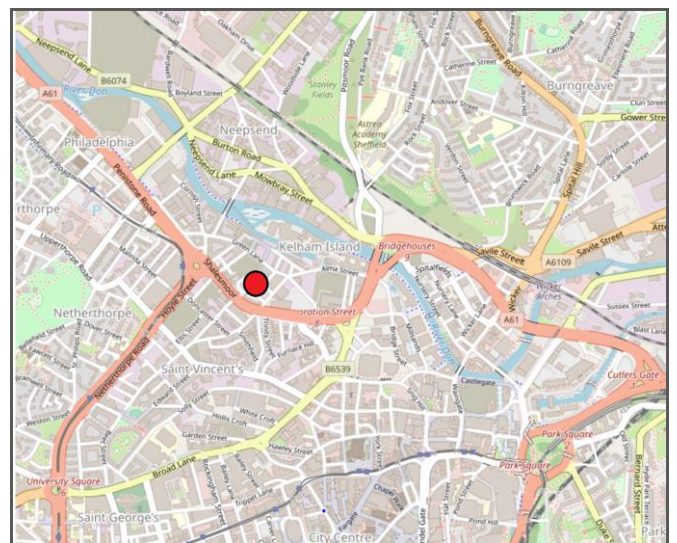
VIEWING ARRANGEMENTS

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

Mark Holmes - Crosthwaite Commercial

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SUBJECT TO CONTRACT & AVAILABILITY

July 2024