

Property Consultants



Crosthwaite
COMMERCIAL

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

To Let

5 Newhall Works, Newhall Road, Sheffield S9 2QL



- **Prominent Trade Counter/Light Industrial/Showroom Unit**
- **High Profile Location with Excellent Visibility**
- **6,473 sq ft (601.4 sq m)**
- **Demised Yard/Parking to the Front and Rear**
- **Excellent Transport Links to J34 of the M1 Motorway**
- **Available Spring 2025 - To Let On a New Lease**

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LOCATION

The property is located fronting Newhall Road in the Lower Don Valley area of Sheffield. Sheffield City Centre is approximately 1.5 miles to the south west. The M1 junction 34 is circa 1.5 miles to the north east, providing great access to the wider region.

There are a wide range of established business' located on Newhall Road, including PDSA, Silverleaf, Eurocell Building Plastics and many more.

DESCRIPTION

The property comprises a detached, open plan Trade Counter/Light Industrial/Showroom unit.

Internally, the ground floor provides open plan full height showroom space to the front, with partitioned office/meeting room/kitchen and WC's to the rear. There is a mezzanine which provides storage and potential office accommodation.

The unit benefits from two full height electric roller shutters, double door pedestrian entrance and dedicated parking to the front and rear of the building.

ACCOMMODATION (Approx gross internal areas)

Ground Floor	4,794 sq ft	445.4 sq m
Mezzanine	1,679 sq ft	156.0 sq m
Total	6,473 sq ft	601.4 sq m



RATING

The premises are currently assessed for rates as follows: -

Warehouse & Premises Rateable Value - £25,500

RENT

£45,000 per annum exclusive.

If applicable VAT will be payable on the rent.

LEASE

The premises are available on a new lease for a term to be agreed, subject to periodic reviews.

ENERGY PERFORMANCE CERTIFICATE

The premises are rated 79 - D. An EPC will be provided on request.

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.

LEGAL COSTS

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

VIEWING ARRANGEMENTS

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

Mark Holmes - Crosthwaite Commercial

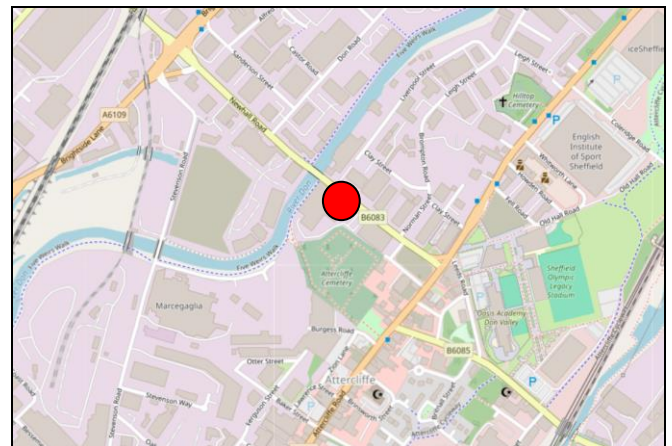
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SUBJECT TO CONTRACT & AVAILABILITY

October 2024