

Property Consultants



To Let

Unit 1, Norfolk Barracks, Edmund Road, Sheffield S2 4EE



- **Studio/Office/Workshop/Light Industrial Premises**
- **Close to City Centre & Bramall Lane**
- **1,679 sq ft Gross Internal Area**
- **Great Access to Inner Ring Road (A61)**
- **Immediately Available**
- **To Let on New Lease**

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LOCATION

Norfolk Barracks are located less than a mile south of Sheffield city centre in the Highfields area, close to Bramall Lane and Queens Road.

The property is ideally placed for easy access to Sheffield's inner ring road, St Mary's Gate, Sheffield Parkway (A57) and onward to the motorway network.

Nearby occupiers include National Plastics and Remar UK.

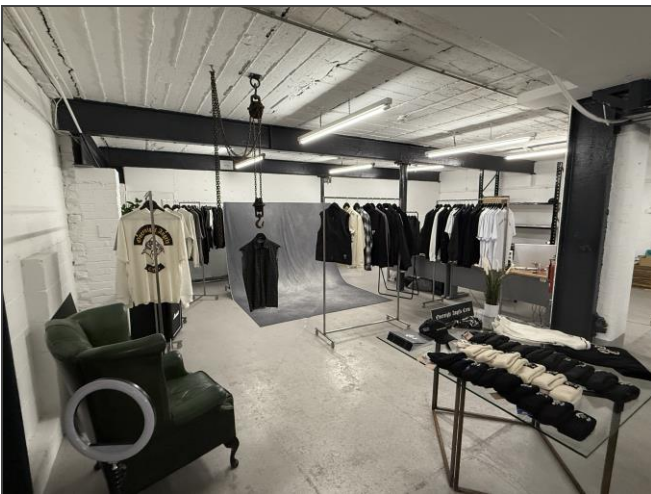
DESCRIPTION

Norfolk Barracks, previously occupied by The Sheffield Artillery Volunteers, has been sub-divided to provide a variety of units of varying sizes, used for a number of different uses including workshops, studios, car showrooms and the like.

This particular unit is accessed via a communal roller shutter entrance on Edmund Road and provides open plan workshop space with a small office area, kitchen and W.C.

ACCOMMODATION (Approx gross internal areas)

Ground Floor	1,679 sq ft	155.98 sq m
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PLANNING

The premises currently benefit from an 'E' use class, which includes (A1) retail and (A2) professional services B1 (light industrial/offices), B2 (general industrial) and B8 (storage/distribution). Other uses may be considered subject to planning.

ENERGY PERFORMANCE CERTIFICATE

A full EPC will be provided on request.

RENT

We are quoting **£15,000 per annum**. VAT is not payable on the rent.

LEASE

The premises are available on a new lease for a term to be agreed.

RENT DEPOSIT

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

RATING ASSESSMENT

According to the 2023 Rating List on the Internet, the premises are assessed as follows:-

Workshop & Premises Rateable Value £7,000

The unit will benefit from 100% small business rates relief, subject to status.

LEGAL COSTS

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

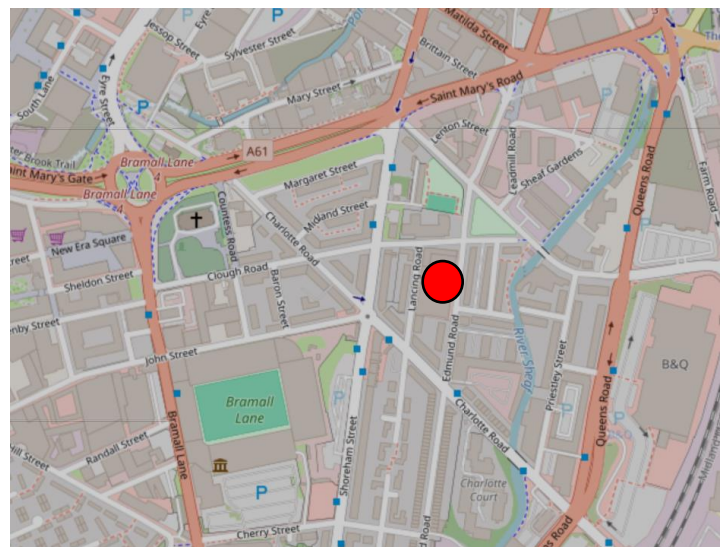
VIEWING ARRANGEMENTS

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

Mark Holmes – Crosthwaite Commercial

Mark@crosthwaitecommercial.com

07738 275 226



SUBJECT TO CONTRACT AND AVAILABILITY December 2024