

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

To Let

Unit 7, 106 Fitzwalter Industrial Estate, Sheffield S2 2SP



- **Workshop/Warehouse Premises**
- **Located on an Established Industrial Estate**
- **4,351 sq ft Gross Internal Area**
- **Quoting £21,750 Per Annum Exclusive**
- **Immediately Available**
- **To Let on a New Lease**

www.crosthwaitecommercial.com



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LOCATION

The subject unit is situated on the established Fitzwalter Industrial Estate on Fitzwalter Road, a mile or so east of Sheffield city centre. The property is located off City Road and benefits from good road communications via the A630, located 2 ½ miles to east, and the A57, which leads to junctions 31 and 33 of the M1 Motorway, some 5 miles to the east.

The surrounding property is of a mixed use nature with light industrial, retail and residential.

DESCRIPTION

The premises comprises a single storey rectangular warehouse unit of steel portal frame construction. There is a pedestrian access to the side of the unit with loading via a front roller shutter door which is approximately 3.7m high by 5.3m wide.

The property comprises mainly of open-plan warehouse/workshop space. On the rear left-hand side there is an amenity block providing WC and kitchenette.

Externally, the unit is accessed by a shared driveway/yard.

ACCOMMODATION (Approx gross internal areas)

Total 4,351 sq ft 404.2 sq m



RATES

According to the Valuation Office Agency – Rating List on the Internet 2023, the premises are assessed as follows: The premises are assessed as follows:-

Warehouse & Premises RV £13,250

A degree of Small Business Rates Relief may be available, subject to status.

RENT

£21,750 per annum exclusive. VAT will NOT be payable on the rent.

LEASE

The unit is offered to let by way of a new lease on terms to be agreed.

RENT DEPOSIT

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

ENERGY PERFORMANCE CERTIFICATES

A full EPC will be provided on request.

LEGAL COSTS

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

MONEY LAUNDERING

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

VIEWING ARRANGEMENTS

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

Mark Holmes - Crosthwaite Commercial

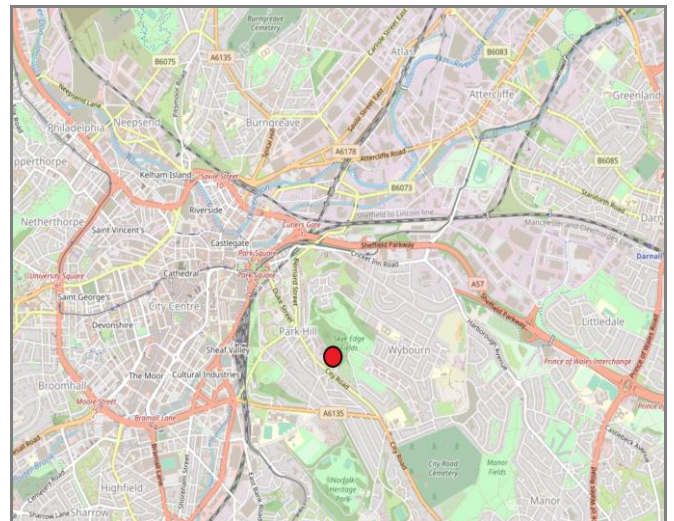
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SUBJECT TO CONTRACT AND AVAILABILITY January 2025