

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

For Sale/May Let

132 Rutland Road, Sheffield S3 9PP



- Modern Office Premises with Workshop For Sale
- 3,762 sq. ft Internal Area
- Excellent Location Close to The Inner Ring Road
- Available for Sale on a Long Leasehold Basis
- Offers Invited in the Region of £350,000
- High Quality Specification & Fit Out

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LOCATION

Neepsend, close to Sheffield City Centre, is an up and coming location with a great mix of residential, leisure and commercial developments bringing regeneration to one of Sheffield's original industrial heritage areas.

Rutland Road (B6070), which is part of Sheffield's outer ring road, leading directly onto Penistone Road (A61) and Barnsley Road which leads to Meadowhall and the M1. The premises offer easy access into Sheffield City Centre and to the M1 at Junctions 34, 35 and 36.

DESCRIPTION

The unit is formed of brick-built construction and forms a horseshoe shape, with first floor office space over the front of the property.

Internally the premises presents well and are fitted out to a high specification. The property benefits from air conditioning, exposed services and full height glass partitioning. There are WCs and kitchen facilities located on the ground floor. On the right wing of the property, there is a workshop/storeroom space which benefits from two electric roller shutters.

Externally there is a yard area, with parking for multiple cars.

ACCOMMODATION (Approx Internal Areas)

Warehouse/Stores	794 sq ft	73.8 sq m
Ground Floor Offices	1,893 sq ft	175.9 sq m
First Floor Offices	1,074 sq ft	99.8 sq m
Total Floor Area	3,762 sq ft	349.5 sq m



RATING ASSESSMENT

The 2023 rating assessment is as follows: -

132 – Workshops, Offices & Premises - £10,750

132A – Offices & Premises - £5,800

SALE

We are seeking offers of **£350,000** for the long leasehold interests with vacant possession on completion.

VAT

VAT will NOT be payable.

TENURE

The workshop is held under leasehold title number SYK220331 for a term of 200 years from 29th September 1903 leaving 79 years unexpired on the lease.

LEASE

Alternatively, the premises are available to let on a new lease at **£35,000 per annum**.

ENERGY PERFORMANCE CERTIFICATE

The premises have a rating of 76 D. A full EPC will be available on request.

LEGAL COSTS

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

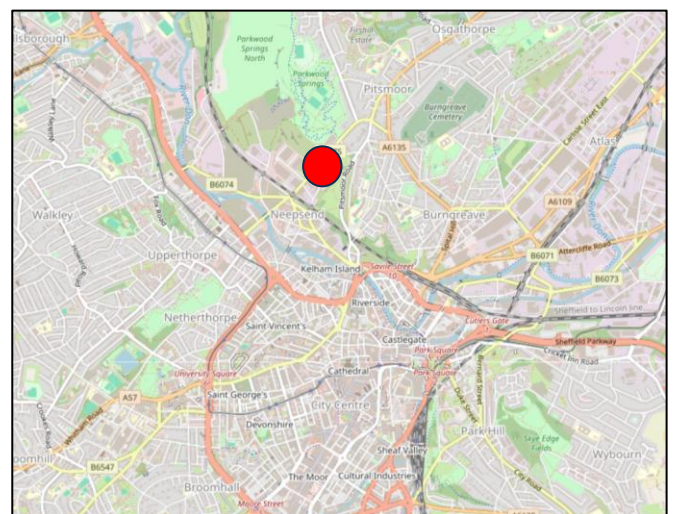
VIEWING ARRANGEMENTS

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

Mark Holmes - Crosthwaite Commercial

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07738 275 226



SUBJECT TO CONTRACT & AVAILABILITY Updated June 2025