

Property Consultants



T 0114 272 3888

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

To Let

Unit 4 Stubley Hollow, Dronfield S18 1PA



- Warehouse/Storage Unit With First Floor Offices
- Well Located in Dronfield With Access to A61
- 3,619 Sq ft Arranged Over Ground and First Floors
- Generous Parking Provisions
- Available To Let on a New Lease
- £21,500 Per Annum Exclusive

www.crosthwaitecommercial.com

LOCATION

The property is located on Stubley Hollow, off Sheffield Road, which is the main artillery route through Dronfield. The unit is well located for access to the M1 at Junction 29. Sheffield City Centre can be accessed by the A61 and is approximately 5 miles north of the property.

Other occupiers close by include Supafit Kitchens, Sainsbury's and Howdens.

DESCRIPTION

The unit is arranged over ground and first floors, with the ground floor providing open plan industrial space suitable for a workshop, warehouse or storage. The first floor accommodates fitted offices benefitting from suspended ceilings.

Externally, there is generous demised car parking.

ACCOMMODATION (Approx gross internal areas)

Ground Floor - Warehouse	1,676 sq ft	155.7 sq m
First Floor - Offices	1,943 sq ft	180.5 sq m
Total Combined	3,619 sq ft	336.2 sq m



RATING ASSESSMENT

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

Workshop & Premises RV £17,750

ENERGY PERFORMANCE CERTIFICATE

A full EPC is available on request.

RENT

£21,500 per annum.

VAT will be payable on the rent.

LEASE

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

RENT DEPOSIT

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

LEGAL COSTS

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

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 agents detailed below:

Tom Shelton – Crosthwaite Commercial

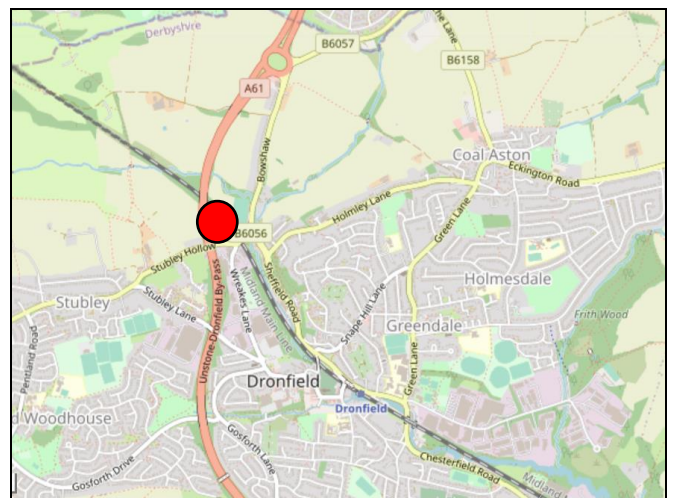
tom@crosthwaitecommercial.com

07738 335 482

Fern Corton – Crosthwaite Commercial

fern@crosthwaitecommercial.com

07538 412 671



SUBJECT TO CONTRACT AND AVAILABILITY October 2024