

Property Consultants



Crosthwaite
COMMERCIAL

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

To Let

**Studios 1 & 3 Valentine Works, Bagshot Street,
Sheffield, S11 8YH**



- **Suburban Office/Studio Space**
- **Ground Floor Accommodation With Parking**
- **756 Sq Ft Unit (May Split)**
- **Excellent Location in the Heart of Sharrow Vale**
- **To Let On a New Lease**

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LOCATION

The property is prominently located in the Sharrow Vale area of Sheffield off Bagshot Street, approximately 1.6 miles South-West of Sheffield City Centre. The premises are located directly behind Sharrow Vale Road close to the exciting new Dyson Place development, which comprises of a vibrant mix of retail/restaurant/café occupiers including Iberico and Cornerstone, alongside offices and apartments. Other occupiers on the vibrant Sharrow Vale Road include Tonco Bakery, Two Steps, Corner Store amongst others.

DESCRIPTION

The premises comprise of a ground floor unit with is currently combined although could be split. The space is open-plan in layout and benefits from the following specification, Including: -

- LED lighting
- Contemporary Flooring
- Gated Yard
- Intercom system
- Kitchen & W.C facilities
- Designated Parking

ACCOMMODATION (Approx internal areas)

| | | |
|-------------------------|------------------|------------------|
| Studio 1 (Ground Floor) | 413 sq ft | 38.4 sq m |
| Studio 3 (Ground Floor) | 343 sq ft | 31.9 sq m |
| Total | 756 sq ft | 65.4 sq m |

The Landlords preference would be to let the studios to one occupier although consideration may be given to offering them separately.



EPC

An EPC certificate is available on request.

LEASE

The premises is available on a new lease directly from the landlord with terms to be agreed.

RENT

£15,600 per annum (£1,300 per calendar month), inclusive of service charge.

RATES

The current rating assessments are: -

| | |
|----------------------------|-------------|
| Unit 1 - Studio & Premises | R.V. £5,300 |
| Unit 3 - Studio & Premises | R.V. £4,950 |

Subject to status, 100% small business rates relief may apply resulting in a nil charge.

PLANNING

The premises benefit from an E class planning consent. This allows the premises to be used for A2 (professional services), B1 (Offices) and D1 (clinics, health centre uses, without the need for a change of use.

Other uses may be considered subject to planning.

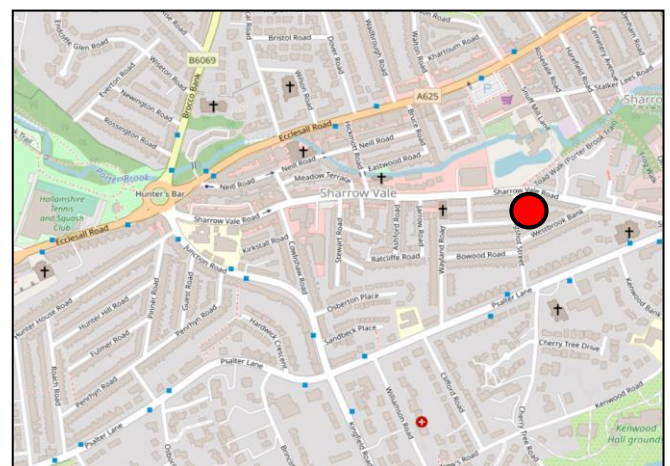
VIEWING ARRANGEMENTS

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

March 2025