

Property Consultants



**T 0114 272 3888**

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

# To Let

1 Sheaf Bank, Sheffield S2 3DA



- **Detached Light Industrial Unit with Secure Yard**
- **Popular Location close to Heeley & Meersbrook**
- **4,583 sq ft including Mezzanine**
- **Immediately Available**
- **To Let on a New Lease**

[www.crosthwaitecommercial.com](http://www.crosthwaitecommercial.com)

## LOCATION

The premises are conveniently located to the west side of Sheaf Bank with return frontage to Gleadless Road in the Heeley suburb of Sheffield close to its junction with London Road (A61) around 1 mile south of the city centre.

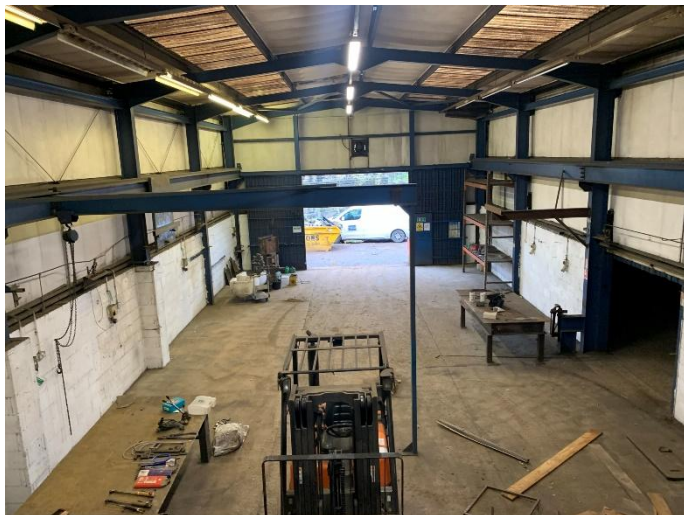
The immediate surrounding area is mainly commercial and industrial uses. In the vicinity are a range of shopping and leisure facilities along London Road including Ponsfords Furnishers.

## DESCRIPTION

The property comprises a steel portal frame workshop with two storey offices, canteen and WCs to the front. The warehouse provides open space with an eaves height of around 18ft (5.5m) above a solid concrete floor. Part of the workshop has an extensive mezzanine storage area and supports a travelling gravity crane. Externally there are parking areas to the front and side of the building and the site is protected by pallisade fencing.

## ACCOMMODATION (Approx gross internal areas)

Warehouse	3,400 sq ft	315.8 sq m
Mezzanine	1,183 sq ft	109.9 sq m
<b>Total</b>	<b>4,583 sq ft</b>	<b>425.7 sq m</b>



## RATING

The 2023 rating assessment is: -

Workshop & Premises R.V. £13,500

Subject to status, 100% Small Business Rates Relief may apply resulting in 100% relief, i.e. Nil charge.

## LEASE

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

## RENT

Rental offers are invited in the region of **£35,000 per annum**

## VAT

The rent will be subject to VAT.

## LEGAL COSTS

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

## MONEY LAUNDERING

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

## ENERGY PERFORMANCE CERTIFICATE

The unit has a rating of 120 (Band E). Full EPC's are available on request.

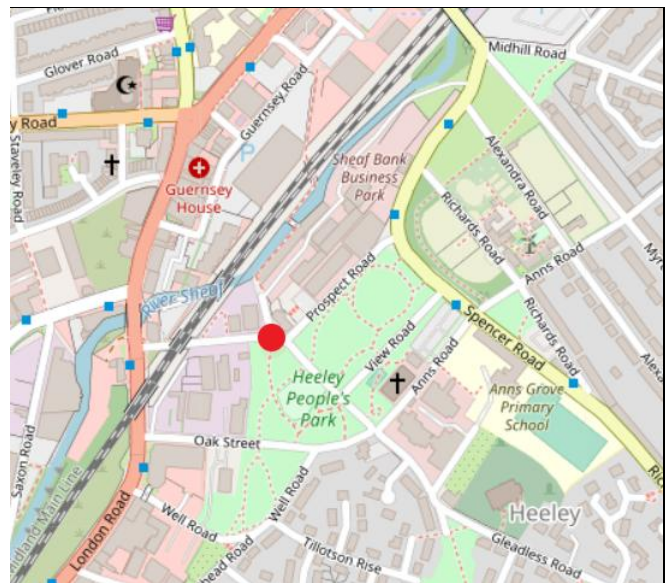
## VIEWING ARRANGEMENTS

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

**Mark Holmes - Crosthwaite Commercial**

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07738 275 226



**SUBJECT TO CONTRACT & AVAILABILITY**

**March 2025**