

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

For Sale

Units 5&6 Aizlewood Road, Sheffield S8 0YX



- Trade Counter/Warehouse/Office Unit For Sale
- 9,678 sq. ft Gross Internal Area
- Excellent Suburban Location
- Vacant Possession, Ideal For Owner Occupiers – **Business Unaffected**
- Offers Invited in the Region of £225,000 –Leasehold

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LOCATION

The property is located on Aizlewood Road close to its junction with Abbeydale Road approximately 1 mile south of Sheffield City Centre. The location offers easy access to the Inner Ring Road. The property is located to the rear of Broadfield Road - a long established industrial and commercial road with surrounding property being industrial in character and use, of varying age and type.

Other occupiers close by include Abbeydale Brewery, Vettura Motors and Forge Bakehouse.

DESCRIPTION

The unit is formed of brick-built construction under a pitched roof. The premises is split up into four separate units, two on the ground and two on the first floor.

Unit 5A is currently utilised as a showroom and is fitted out to a good standard. 5B consists of warehouse/storage, benefiting from a 3-phase electric supply and roller shutter loading access. Vacant possession will be provided.

Unit 6 is vacant and requires refurbishment. This comprises of mostly open plan first floor office/storage and is accessed from a staircase to the front elevation. 6C has been split to create a small studio unit on the first floor.

There is a shared access way leading to a yard with 2 demised parking spaces.

ACCOMMODATION (Approx Internal Areas)

5A - GF	4,803 sq ft	446.2 sq m
5B - GF	1,442 sq ft	134.0 sq m
6 - FF	2,367 sq ft	219.9 sq m
6C - FF	1,066 sq ft	99.0 sq m
Total Floor Area	9,678 sq ft	899.1 sq m



ENERGY PERFORMANCE CERTIFICATE

A full EPC will be available on request.

SALE

Offers in region of **£225,000** are invited for the leasehold interest with vacant possession on completion.

If applicable VAT will be payable at the prevailing rate.

TENURE

The premises is held leasehold on a 99-year lease expiring March 2055 (30 years remaining) at a fixed ground rent of £250 per annum.

Please note the Freeholder will not sell their interest.

RATING ASSESSMENT

The rates have been split. Further information on request.

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.

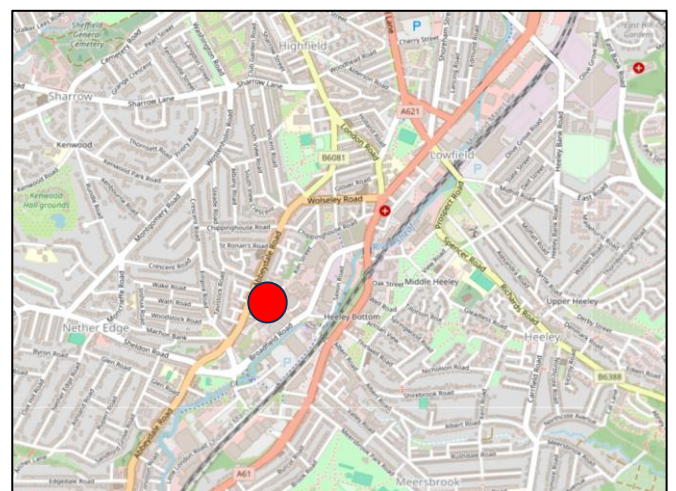
VIEWING ARRANGEMENTS

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

Mark Holmes - Crosthwaite Commercial

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SUBJECT TO CONTRACT & AVAILABILITY

April 2025