

Property Consultants

 **Crosthwaite**  
**COMMERCIAL**

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

# To Let

**Kingfisher Works, Neepsend Lane, Sheffield S3 8AU**



- **Offices / Workshops / Warehouse To Let**
- **Prominent Location in the Heart of Neepsend**
- **High Profile Location with Excellent Visibility**
- **Various Suites Available from 192 – 2,850 sq ft**
- **Available Immediately**

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## LOCATION

The building is located in Neepsend which is a popular suburb on the outskirts of Sheffield city centre which is the home to a great mix of commercial and residential occupiers.

In the immediate vicinity to the building there are a number of exciting occupiers including Kelham Flea Market, Heist, Cutlery Works and The Gardeners Rest.

## DESCRIPTION

Kingfisher Works is a mixed use building with a number of workshop/warehouse/office spaces arranged over ground and first floors.

The available space comprises two spaces to either side of the main entrance which could be used for a variety of uses such as café, workshop, office space etc.

There is also a warehouse on the ground floor along with a number of offices on the first floor which are available.

Externally, there is on street car parking to the front elevation of the property and there is also a car park opposite where spaces can be rented (by separate arrangement).

## ACCOMMODATION (Approx gross internal areas)

GF - Warehouse	2,850 sq ft	264.78 sq m
GF – Unit 1 (+ Mezz)	2,126 sq ft	197.51 sq m
GF – Unit 18 <b>NOW LET</b>	924 sq ft	85.83 sq m
GF – Unit 2/3	895 sq ft	83.23 sq m
FF – Unit 7	296 sq ft	27.52 sq m
FF – Unit 8/9 <b>NOW LET</b>	504 sq ft	46.84 sq m
FF – Unit 10	192 sq ft	17.85 sq m
<b>Total</b>	<b>7,787 sq ft</b>	<b>723.44 sq m</b>



## ENERGY PERFORMANCE CERTIFICATE

An EPC is available on request.

## RENT

Unit	Rent Per Annum
GF - Warehouse	£25,650
GF – Unit 1	£16,950
GF – Unit 18 <b>NOW LET</b>	£11,250
GF – Unit 2/3	£10,850
FF – Unit 7	£2,665
FF – Unit 8/9 <b>NOW LET</b>	£4,530
FF – Unit 10	£1,730

VAT will be payable on the rent.

## LEASE

The premises are offered on a new lease on terms to be agreed.

## RATING

There are separate listings for each suite / unit – full details available on request.

## PLANNING

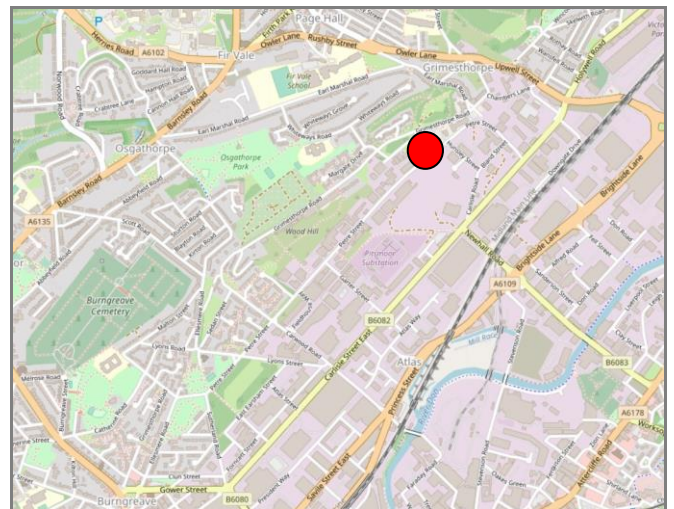
We are informed the premises benefit from an E class planning consent. This allows the premises to be used for the former A1 (retail), A3 (café & restaurant), B1 (Offices/Light industrial use), and D1 (gyms, clinics, health centre and day nursery) uses, without the need for a change of use.

Other uses will be considered subject to planning.

## VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agents detailed below:

**Tom Shelton – Crosthwaite Commercial**  
[tom@crosthwaitecommercial.com](mailto:tom@crosthwaitecommercial.com)  
 07738 335 482



**SUBJECT TO CONTRACT AND AVAILABILITY**

**April 2025**