

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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 18	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	504 sq ft	46.84 sq m
FF – Unit 10	192 sq ft	17.85 sq m
Total	5,661 sq ft	525.92 sq m



ENERGY PERFORMANCE CERTIFICATE

An EPC will be provided on request.

RENT

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

VAT will be payable on the rent.

LEASE

The premises are available on a new lease for a term to be agreed, subject to periodic reviews.

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.

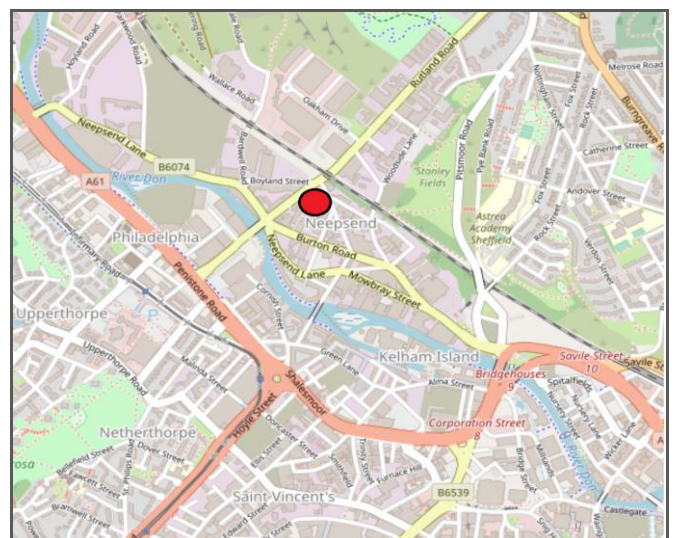
VIEWING ARRANGEMENTS

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

Tom Shelton - Crosthwaite Commercial

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SUBJECT TO CONTRACT & AVAILABILITY

April 2025