

Property Consultants



# To Let

**T 0114 272 3888**

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

**Woodside Works, Rugby Street, Sheffield S3 9QH**



- **Ground Floor Industrial Unit**
- **Located in an Established Industrial Area**
- **4,522 sq ft**
- **Excellent Road Access**
- **Immediate Occupation Available**
- **Available To Let on a New Lease**
- **Quoting £27,000 Per Annum Exclusive**

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**LOCATION**

Neepsend, close to Sheffield City Centre, is an up and coming location with a great mix of residential, leisure and commercial developments bringing regeneration to one of Sheffield's original industrial heritage areas.

Rutland Road (B6070), which is part of Sheffield's outer ring road, leading directly onto Penistone Road (A61) and Barnsley Road which leads to Meadowhall and the M1. The premises offer easy access into Sheffield City Centre and to the M1 at Junctions 34, 35 and 36.

**DESCRIPTION**

The property provides a ground floor rectangular warehouse unit with elevated offices and WC's to the right hand side accessed internally from the warehouse with stairs or externally through a separate pedestrian access on Woodside Lane.

Access is provided via a pedestrian door to the side or loading through a full height concertina door to the front, measuring a width of 6.64m and height of 4.54m.

The unit fronts Rugby Street, which benefits from ample on road parking nearby.

**ACCOMMODATION** (Approx gross internal areas)

Warehouse	3,817 sq ft	354.6 sq m
Offices & WC's	705 sq ft	65.5 sq m
<b>Total</b>	<b>4,522 sq ft</b>	<b>420.1 sq m</b>



**RATES**

According to the Valuation Office Agency – Rating List on the Internet 2023, the premises are assessed as follows:

Warehouse RV £12,750

A degree of Small Business Rates Relief may be available, subject to status.

**RENT**

£27,000 per annum exclusive.

**LEASE**

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

**VAT**

VAT will be payable on the rent.

**RENT DEPOSIT**

A rent deposit will be held as a bond over the term of the lease.

**LEGAL COSTS**

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

**ENERGY PERFORMANCE CERTIFICATE**

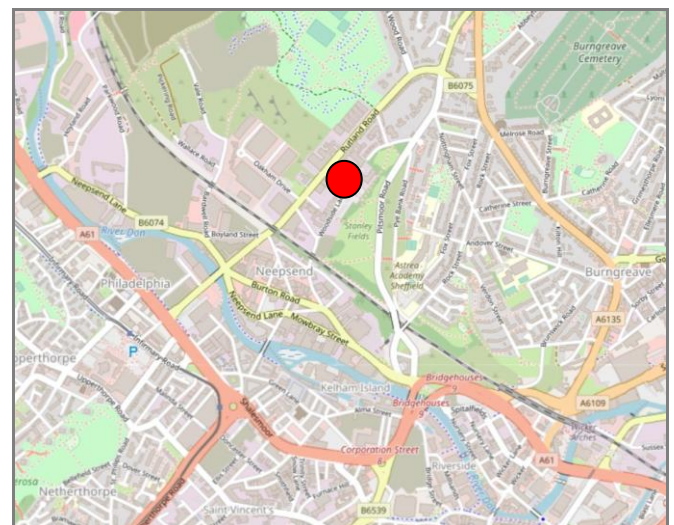
The property has an EPC rating of D (82).

**VIEWING ARRANGEMENTS**

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

**Mark Holmes – Crosthwaite Commercial**  
[mark@crosthwaitecommercial.com](mailto:mark@crosthwaitecommercial.com)  
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**SUBJECT TO CONTRACT AND AVAILABILITY April 2025**