

Property Consultants

 **Crosthwaite**
COMMERCIAL

T 0114 272 3888
Hawk Works, 105A Mary Street, Sheffield S1 4RT

To Let

406 Petre Street, Sheffield S4 8LU



- **Prominent Industrial Warehouse Unit**
- **Located in Established Industrial Area Close to M1 (J34)**
- **18,528 sq ft (1,721 sq m)**
- **Excellent Road Access**
- **Available July/August 2025**
- **To Let on a New Lease**

www.crosthwaitecommercial.com

LOCATION

Petre Street is an established industrial location in the Don Valley, situated less than 2 miles to the east of Sheffield City Centre with Meadowhall Shopping Centre and the M1 (J34) just over 2 miles further east.

There are a number of well-known occupiers in the area including Daver Steels, English Pewter Company and Eurofleet Sheffield.

DESCRIPTION

The property provides an end-terraced warehouse of steel portal frame construction with brick elevations, beneath a pitched roof. The unit is mainly open plan and has an eaves height of approximately 6.5m.

Access is provided via two full height ground loading roller shutter doors.

Externally, there is a shared yard to the front for parking and loading.

ACCOMMODATION (Approx gross internal areas)

Ground Floor	18,528 sq ft	1,721 sq m
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RATES

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

Warehouse & Premises RV £35,750

ENERGY PERFORMANCE CERTIFICATE

The premises has a rating of 64 - C. An EPC is available on request.

RENT

£83,500 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.

MONEY LAUNDERING

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

VIEWING ARRANGEMENTS

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

Mark Holmes – Crosthwaite Commercial

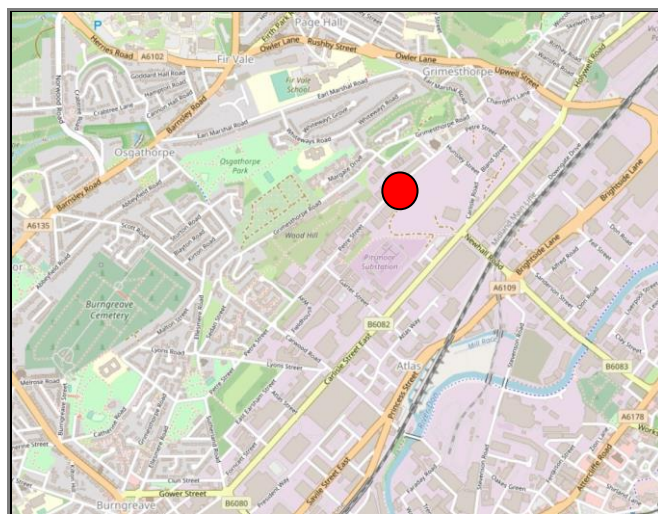
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SUBJECT TO CONTRACT AND AVAILABILITY

April 2025