

Property Consultants

 **Crosthwaite**
COMMERCIAL

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

To Let

8 Downgate Drive, Sheffield S4 8BT



- Modern Office/Studio Space To Let
- Located in Established Industrial Area Close to M1 (J34)
- 1,654 sq ft (153.7 sq m) Plus Mezzanine of 3,886 sq ft
- Demised Car Parking for Several Vehicles
- Immediate Occupation Available
- Available To Let on a New Lease

www.crosthwaitecommercial.com

LOCATION

Downgate Drive 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, MHH Contracting and Eurofleet Sheffield.

DESCRIPTION

The available space provides modern offices arranged over ground and first floors with kitchen and WC facilities.

There is also a generous mezzanine space available totalling 3,886 sq ft which could be used for storage.

Externally, there is a secure demised car park for several vehicles to the front.

ACCOMMODATION (Approx gross internal areas)

Ground Floor	924 sq ft	85.8 sq m
First Floor	731 sq ft	67.9 sq m
Total	1,654 sq ft	153.7 sq m
Mezzanine	3,886 sq ft	361.0 sq m



RATES

Further information on business rates is available on request.

ENERGY PERFORMANCE CERTIFICATE

The premises are rated as 83 D. A full EPC is available on request.

RENT

£15,000 per annum exclusive.

LEASE

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

VAT

If applicable, 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

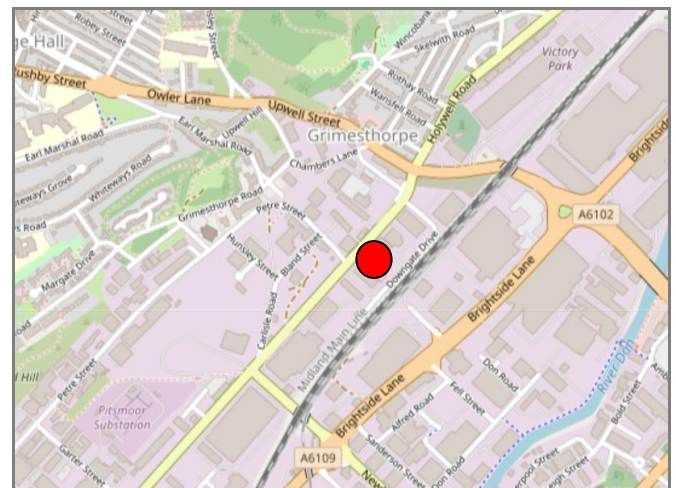
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SUBJECT TO CONTRACT AND AVAILABILITY

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