

Property Consultants



To Let

St Barnabas Lane, Sheffield S2 4TG



- **Lock Up Industrial Unit**
- **Dedicated Yard Space**
- **1,250 sq ft Gross Internal Area**
- **Quoting £12,500 per annum**
- **100% Small Business Rates Relief**
- **Immediate Occupation Available**
- **Available To Let on a New Lease**

www.crosthwaitecommercial.com



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

LOCATION

The property is located on St Barnabas Lane, just off London Road, on it's with its junction with St Barnabas Road.

London Road is a very busy street which is mostly populated with an eclectic mix of takeaways, restaurants, and retailers.

DESCRIPTION

The property is of steel frame construction with an insulated sheet clad roof incorporating rooflights. The eaves height is around 4m at the apex and 2.5 m to the haunch.

There is a full height roller shutter access with a separate pedestrian entrance to the front. The floor area is split to provide workshop accommodation along with a private office, kitchen and WC.

Externally, there is a shared yard area to the front and a dedicated yard space the end of the unit.

ACCOMMODATION (Approx gross internal areas)

Ground Floor **1,250 sq ft** **116.1 sq m**



RATING ASSESSMENT

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

Warehouse & Premises RV £6,400

Subject to status, Small Business Rates Relief should apply resulting in 100% relief, i.e. Nil charge.

RENT

£12,500 per annum exclusive.

LEASE

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

VAT

VAT will NOT be payable at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

A full EPC is available on request.

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.

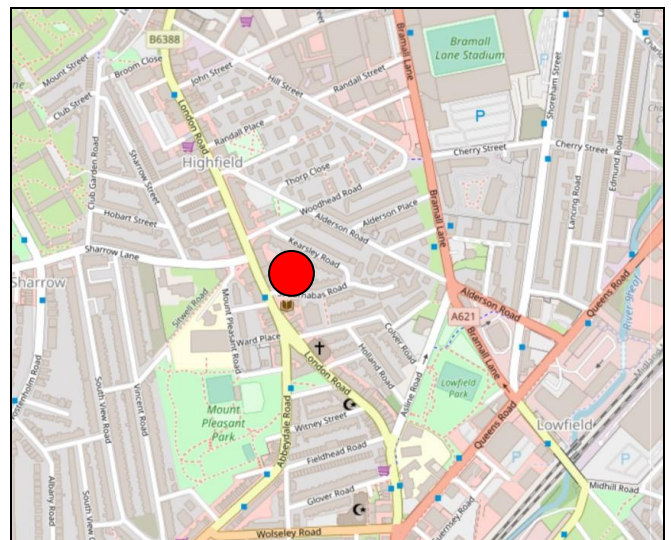
VIEWING ARRANGEMENTS

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

Tom Shelton - Crosthwaite Commercial

tom@crosthwaitecommercial.com

07738 335 482



SUBJECT TO CONTRACT AND AVAILABILITY

July 2025