

Property Consultants



Crosthwaite
COMMERCIAL

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

To Let

1 Stevenson Road, Sheffield, S9 3XG



- **Prominent Trade Counter/Light Industrial/Showroom Unit**
- **High Profile Corner Location with Excellent Visibility**
- **9,941 sq ft (924 sq m) on 0.64 Acre Site**
- **Demised Yard/Parking to the Front and Rear**
- **Excellent Transport Links to J34 of the M1 Motorway**
- **Available Due To Expansion - To Let On a New Lease**

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LOCATION

The property is located on the corner of Attercliffe Road & Stevenson Road in the heart of Attercliffe. Sheffield City Centre is approximately 1.5 miles to the south west. The M1 junction 34 is circa 1.5 miles to the north east, providing great access to the wider region.

There are a wide range of established industrial business' located in the locality. Located directly across is the first phase of the Attercliffe Waterside development.

DESCRIPTION

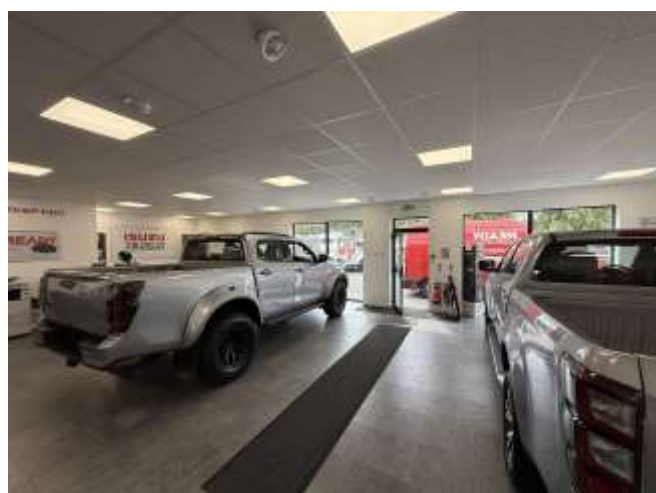
The property comprises a detached Trade Counter/Light Industrial/Showroom unit.

Internally, the ground floor provides a trade counter to the front, with partitioned office/stores/kitchen and WC's to the rear. With a roller shutter providing access to the stores. There is first floor office space along with further storage. The Trade Counter leads into an open plan showroom with glazing. There is a Warehouse which benefits from roller shutter access and an eaves height of 5.3 metres along with a mezzanine providing further storage along with welfare facilities.

The unit benefits from two full roller shutters, double door pedestrian entrance and secure yard to the rear along with dedicated parking to the front and side of the building.

ACCOMMODATION (Approx gross internal areas)

GF Trade Counter	2,271 sq ft	210.9 sq m
FF Offices/Stores	2,271 sq ft	210.9 sq m
Showroom	1,488 sq ft	138.2 sq m
Warehouse	3,032 sq ft	281.7 sq m
Mezzanine	879 sq ft	81.7 sqm
Total	9,941 sq ft	923.4 sq m



RENT

£67,500 per annum exclusive. If applicable 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

The premises are currently assessed for rates as follows: -

Warehouse & Premises Rateable Value - £30,750

ENERGY PERFORMANCE CERTIFICATE

The premises are rated 85 - D

RENT DEPOSIT

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

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.

VIEWING ARRANGEMENTS

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

Mark Holmes - Crosthwaite Commercial
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07738 275 226



SUBJECT TO CONTRACT & AVAILABILITY

August 202