

Property Consultants



**Crosthwaite**  
**COMMERCIAL**

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

# To Let

**156 Arundel Street, Sheffield S1 2NT**



- **City Centre Light Industrial/Warehouse & Storage**
- **Central Location in the Cultural Industries Quarter**
- **Suitable for a Variety of Uses Subject to Planning**
- **3,255 sq ft (302.4 sq m)**
- **Quoting £25,000 Per Annum**
- **Available Immediately**
- **To Let on a New Lease**

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## LOCATION

Located in the heart of the Cultural Industries Quarter, 154 Arundel Street offers a prime city centre location just minutes from the train station and bus interchange, adjacent to the A61.

The area boasts a diverse mix of businesses, from traditional to modern, professionals and students alike. This versatile property is ideal for a range of uses, including light industrial, leisure, or creative industries.

## DESCRIPTION

A prominently located and versatile light industrial warehouse in Sheffield City Centre, just off St Mary's Gate and the Inner Ring Road.

Totalling 3,255 sq ft, the unit offers a flexible layout suitable for a wide range of uses-including distribution, storage, trade counter, creative industries, or leisure use.

The premises benefits from a full height roller shutter along with a mezzanine storage area.

## ACCOMMODATION (Approx net internal areas)

<b>Total</b>	<b>3,255 sq ft</b>	<b>302.4 sq m</b>
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## RATING

The rateable value have been split into two assessments as follows: -

Dance Studio & Premises	RV £14,000
Workshop & Premises	RV £4,700

## RENT

Rental offers of **£25,000 per annum** are invited. The rent will be subject to VAT.

## LEASE

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

## ENERGY PERFORMANCE CERTIFICATE

The premises have a rating of C71. A full EPC will be provided on request.

## RENT DEPOSIT

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

## 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**  
[mark@crosthwaitecommercial.com](mailto:mark@crosthwaitecommercial.com)  
07738 275 226

**Charlie Appleyard – Crosthwaite Commercial**  
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**SUBJECT TO CONTRACT & AVAILABILITY September 2025**