

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

To Let

Crown Works, Bland Street, Sheffield S4 8DG



- **Detached Industrial/Warehouse Unit with Secure Yard**
- **Located in Established Industrial Area**
- **Easy Access to M1 (J34)**
- **5,322 sq ft including Mezzanine**
- **Immediately Available**
- **To Let on a New Lease**

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LOCATION

The premises are accessed off Petre Street within the Lower Don Valley area of Sheffield.

The premises are easily accessible from the A6109 Meadowhall Road which is the main arterial route into Sheffield city centre and out to the M1 at J34.

The surrounding area is an established industrial and manufacturing location with occupiers including TDR and RSH Group.

DESCRIPTION

The accommodation comprises a detached unit of steel portal framed construction with clad elevations set beneath a pitched roof.

The warehouse/industrial area provides open span accommodation with an eaves height of 4.4m, and has the benefit of connections to all mains services and a full height roller shutter door.

ACCOMMODATION (Approx gross internal areas)

Warehouse	4,969 sq ft	461.7 sq m
Mezzanine	353 sq ft	32.8 sq m
Total	5,322 sq ft	494.5 sq m



RATES

The premises are assessed as follows: -

Workshop & Premises R.V. £29,750

However, the rateable value will need to be reassessed due to including a building that has since been demolished.

ENERGY PERFORMANCE CERTIFICATES

The premises have a rating of 89 (Band D). A full EPC will be provided on request.

RENT

Rental offers are invited in the region of **£44,000 per annum**. VAT will be payable on the rent.

LEASE

The unit is available to let by way of a new lease on terms to be agreed.

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 costs.

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 agent detailed below.

Mark Holmes - Crosthwaite Commercial

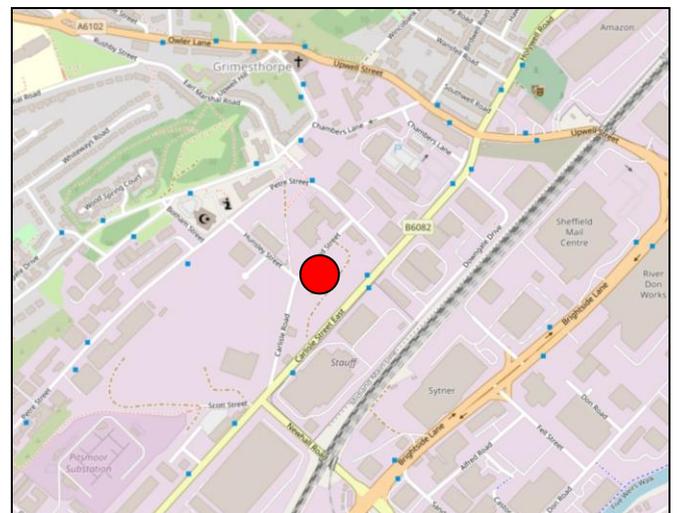
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SUBJECT TO CONTRACT AND AVAILABILITY September 2025