

Property Consultants



**Crosthwaite**  
**COMMERCIAL**

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

# To Let

Unit 1B Church Lane, Dinnington S25 2LY



- **Prominent Industrial Unit With Office Accommodation**
- **High Profile Location with Excellent Visibility**
- **7,700 sq ft (715.4 sq m)**
- **Demised Yard & Parking**
- **Excellent Transport Links to J31 of the M1 Motorway**
- **To Let on a New Lease**

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**LOCATION**

The building occupies a prominent position fronting Church Lane, which is easily accessed off Todwick Road (B6463), which provides access to Junction 31 of the M1 motorway approximately 4 miles to the south.

The area is a popular location for industrial and trade users, with occupiers including Screwfix, Arquella and DHL Depot.

**DESCRIPTION**

The property comprises an industrial warehouse unit, with both open warehousing space and office accommodation. Internally, there is a reception upon entrance along with partitioned office rooms at both ground and first floor level.

The warehouse is either accessed internally through a pedestrian door, or via a full height roller shutter. The warehouse is open plan with eaves to 7.5m at its lowest point. The roller shutter doors measure 5.8m x 5.8m allowing for large vehicle loading.

Externally there is demised concreted flat yard directly to the front of the roller shutter, along with parking for multiple vehicles with parking to the front of the premises for multiple vehicles.

**ACCOMMODATION** (Approx gross internal areas)

Warehouse	5,764 sq ft	535.5 sq m
Offices	1,936 sq ft	179.9 sq m
<b>Total</b>	<b>7,700 sq ft</b>	<b>715.4 sq m</b>

**RATING**

The premises requires splitting for business rates.



**RENT**

**£61,500 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.

**ENERGY PERFORMANCE CERTIFICATE**

The premises are rated B. An EPC will be provided on request.

**MONEY LAUNDERING**

In order to comply with Money Laundering Regulations, ingoing tenants will be required to provide identification documentation.

**LEGAL COSTS**

Each party are to be responsible for the payment of their own legal costs.

**VIEWING ARRANGEMENTS**

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

**Mark Holmes - Crosthwaite Commercial**

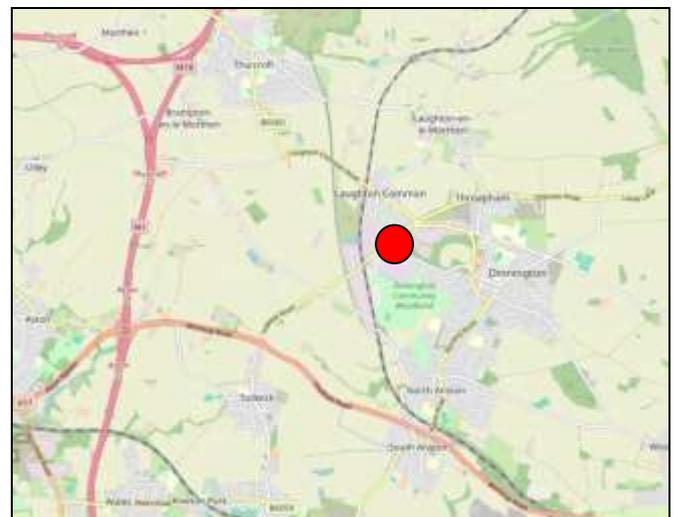
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**Charlie Appleyard – Crosthwaite Commercial**

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SUBJECT TO CONTRACT & AVAILABILITY

November 2025