

Property Consultants



**Crosthwaite**  
**COMMERCIAL**

**T 0114 272 3888**

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

# To Let

**Unit 1, 104 Fitzwalter Industrial Estate, Sheffield S2 2SP**



- **Workshop/Warehouse Premises**
- **Located on an Established Industrial Estate**
- **5,261 sq ft Gross Internal Area**
- **Suitable For a Variety Of Uses Subject to Planning**
- **Yard/Parking/Loading to the Front & Side**
- **To Let on a New Lease**

[www.crosthwaitecommercial.com](http://www.crosthwaitecommercial.com)





**Crosthwaite**  
**COMMERCIAL**

**T 0114 272 3888**

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

## LOCATION

The subject unit is situated on the established Fitzwalter Industrial Estate on Fitzwalter Road, a mile or so east of Sheffield city centre. The property is located off the City Road and benefits from good road communications via the A630, located 2 ½ miles to east, and the A57, which leads to junctions 31 and 33 of the M1 Motorway, some 5 miles to the east.

The surrounding property is of a mixed use nature with light industrial, retail and residential

## DESCRIPTION

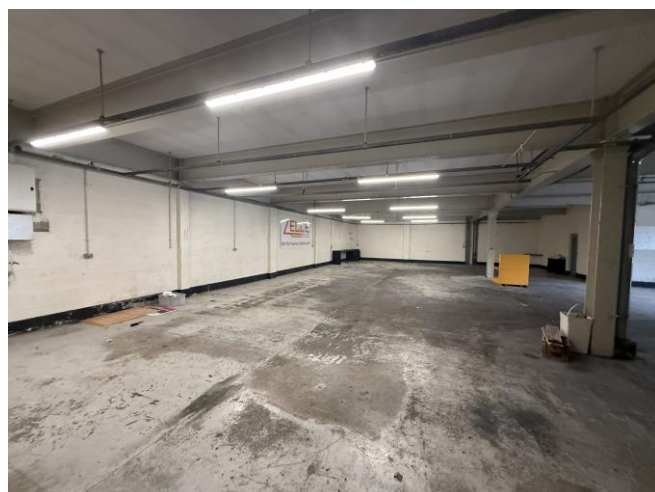
The premises comprises a single storey rectangular warehouse unit of brick construction under a new metal roof. There is a pedestrian access to the front of the unit with loading via a side concertina sliding door which is approximately 3.3m high by 3.7m wide.

The property comprises mainly of open-plan warehouse/workshop space with a pedestrian access to a reception and offices fronting the Fitzwalter Road element. On the rear right hand side there is an amenity block providing WC's and Kitchen. Eaves height is approximately 3.2 metres. The property also benefits from 3 phase electricity.

Externally, there is car parking to the front and a loading area to the right hand side.

## ACCOMMODATION (Approx gross internal areas)

Warehouse	3,795 sq ft	352.6 sq m
Offices	1,102 sq ft	102.4 sq m
Amenity Block	363 sq ft	33.8 sq m
<b>Total</b>	<b>5,261 sq ft</b>	<b>488.8 sq m</b>



## ENERGY PERFORMANCE CERTIFICATES

The premises have a rating of 99 D. A full EPC will be provided on request.

## RENT

**£29,000 per annum exclusive.** VAT will NOT be payable on the rent.

## LEASE

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

## RENT DEPOSIT

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

## RATES

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

Workshop & Premises RV £16,000

## 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**

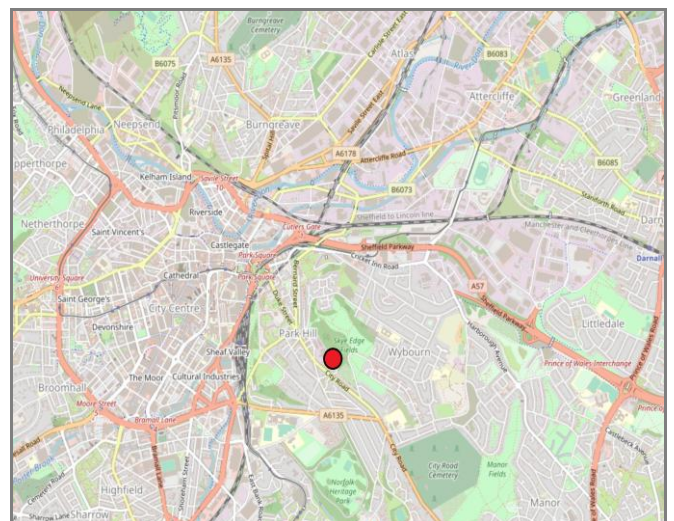
[mark@crosthwaitecommercial.com](mailto:mark@crosthwaitecommercial.com)

07738 275 226

**Charlie Appleyard – Crosthwaite Commercial**

[charlie@crosthwaitecommercial.com](mailto:charlie@crosthwaitecommercial.com)

07852 195 089



**SUBJECT TO CONTRACT AND AVAILABILITY November 2025**