

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

To Let

Unit 3, 104 Fitzwalter Industrial Estate, Sheffield S2 2SP



- **Workshop/Warehouse Premises**
- **Located on an Established Industrial Estate**
- **2,590 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**

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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 rectangular warehouse unit of brick construction under a pitched roof. There is a pedestrian access to the side of the unit with loading via the front concertina sliding door which is approximately 3.3m high by 4.1m wide.

The property comprises mainly of open-plan warehouse/workshop space with a pedestrian access to offices. To the front right-hand side there is an amenity block providing WC's and Kitchen. Eaves height is approximately 3.9 metres to the haunch and 5.8 to the apex. There is a mezzanine office accessed by an internal metal staircase.

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

ACCOMMODATION (Approx gross internal areas)

Warehouse/Offices	2,214 sq ft	205.7 sq m
Mezzanine	376 sq ft	34.9 sq m
Total	2,590 sq ft	240.6 sq m



ENERGY PERFORMANCE CERTIFICATES

A full EPC will be provided on request.

RENT

£16,500 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:-

Warehouse & Premises RV £8,800

100% Small Business Rates Relief may be available, subject to status.

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

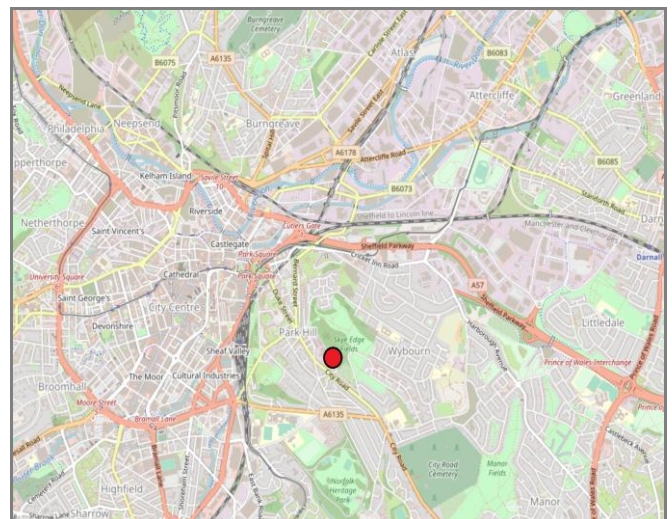
mark@crosthwaitecommercial.com

07738 275 226

Charlie Appleyard – Crosthwaite Commercial

charlie@crosthwaitecommercial.com

07852 195 089



SUBJECT TO CONTRACT AND AVAILABILITY November 2025