

Property Consultants



**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**



**Crosthwaite  
COMMERCIAL**

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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 1/2 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
<b>Total</b>	<b>2,590 sq ft</b>	<b>240.6 sq m</b>



## 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**

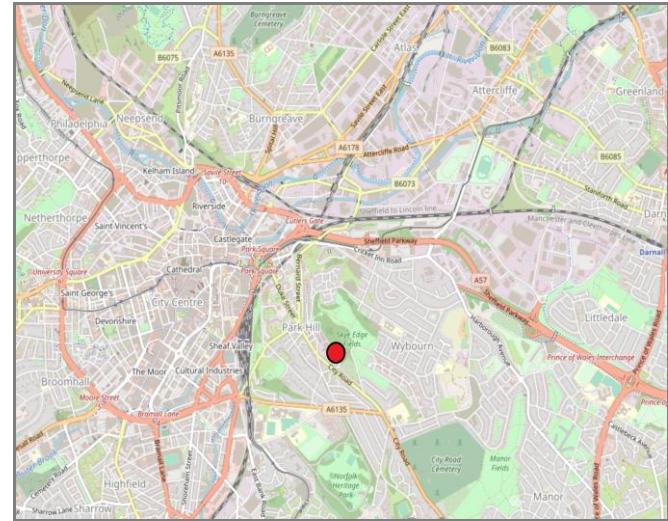
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SUBJECT TO CONTRACT AND AVAILABILITY November 2025