

Property Consultants



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

# To Let

**34 Lambert St, Sheffield S3 7AA**



- **Preliminary Details**
- City Centre Light Industrial/Warehouse Premises
- Suitable For a Variety of Uses, Subject to Planning
- Building Totalling 3,818 Sq ft (355 Sq m) + Parking
- Located in Established Commercial Area
- Immediately Available
- To Let on a New Lease

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## LOCATION

The property is situated on Lambert Street, in a well-established commercial area close to Sheffield city centre. The location benefits from excellent transport links, with the A61 inner ring road providing quick access across the city and to the M1 motorway via Junctions 33 and 34.

The area is well connected by public transport, with several bus routes operating nearby, and a wide range of local amenities within easy reach.

## DESCRIPTION

The property comprises a well-presented commercial premises positioned within an established and accessible location on Lambert Street. The accommodation is arranged over ground floor and first floor and offers an open-plan layout, suitable for a range of Workshop/Warehouse, showroom, retail, or leisure use. The warehouse benefits from craneage.

Externally, the property benefits from dedicated car parking area, along with good loading/access provision.

## ACCOMMODATION (Approx internal areas)

Warehouse	2,078 sq ft	193.1 sq m
Loading Bay	253 sq ft	23.5 sq m
GF Workshop	616 sq ft	57.3 sq m
FF Office	869 sq ft	80.8 sq m
<b>Total</b>	<b>3,818 sq ft</b>	<b>355 sq m</b>



## ENERGY PERFORMANCE CERTIFICATE

A full Energy Performance Certificate will be provided on request.

## RENT

**£27,000 per annum.** VAT may be payable

## LEASE

The premises are available on a new lease with terms to be agreed.

## RENT DEPOSIT

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

## RATING

According to the 2023 Rating List on the Internet, the premises are rated as follows:

Warehouse & Premises – RV £12,750

Subject to status, a degree of small business rates relief may apply.

## LEGAL COSTS

Each party are to be responsible for the payment of their own legal fees in connection with this transaction.

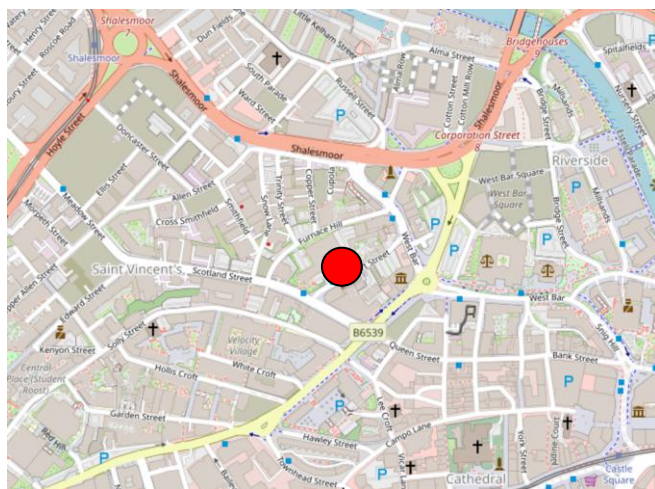
## VIEWING ARRANGEMENTS

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

**Mark Holmes - Crosthwaite Commercial**

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07738 275 226



SUBJECT TO CONTRACT AND AVAILABILITY November 2025