

Property Consultants



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

# To Let

**Unit 3B, Aston Industrial Estate, Parsons Lane, Hope S33 6RB**



- **Modern Industrial / Warehouse Premises**
- **Suitable For Storage & Distribution Uses**
- **Located on an Established Industrial Estate**
- **Direct Links to A623/A57**
- **1,969 sq ft Gross Internal Area**
- **To Let on a New Lease**

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## LOCATION

The property is situated on Aston Industrial Estate, a well-established commercial location on the outskirts of Hope. The estate benefits from good accessibility to the surrounding road networks, with the A6187 providing direct links to A623/A57 providing access towards Sheffield, Chesterfield and the wider Peak District region.

## DESCRIPTION

The property comprises a modern industrial / warehouse unit of steel portal frame construction, with blockwork walls and profile metal cladding beneath a pitched roof incorporating translucent roof panels. The unit is predominantly open plan, providing flexible warehouse accommodation suitable for a range of industrial, storage or distribution uses.

Access is provided via a full-height roller shutter door, allowing for straightforward loading and unloading, together with a separate pedestrian entrance. The unit also includes a purpose-built internal office

## ACCOMMODATION (Approx gross internal areas)

|                |                    |                 |
|----------------|--------------------|-----------------|
| <b>Unit 3B</b> | <b>1,969 sq ft</b> | <b>183 sq m</b> |
|----------------|--------------------|-----------------|



## RATING ASSESSMENT

According to the 2026 Rating List on the Internet, the premises are assessed as follows:-

Warehouse & Premises Rateable Value £11,000

Subject to status, 100% small business rates relief may apply resulting in a nil charge.

## RENT

**£16,800 per annum (£1,400 pcm) exclusive.**

## VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.

## TENURE

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

## RENT DEPOSIT

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

## EPC

The premises have a rating of 'D'.

## LEGAL COSTS

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

## VIEWING ARRANGEMENTS

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

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**SUBJECT TO CONTRACT AND AVAILABILITY January 2026**