

Property Consultants



**Crosthwaite**  
**COMMERCIAL**

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

# To Let

**4/5 Barmouth Court, Barmouth Road, Sheffield S7 2DH**



- Suite Totalling 688 sq. ft (64 sq. m)
- Great Location Just Off Abbeydale Road
- On-site Car Parking Available
- Excellent Transport Links
- Suitable for a Studio & Creative Uses

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



## LOCATION

The premises are situated in a popular suburban location set back Abbeydale Road, a principle arterial route from Sheffield city centre.

Other occupiers on the area include Eric Gilbert Carpets, Molly Limpets Costume Hire, Rawson Bathrooms & Salt Antiques.

## DESCRIPTION

The property comprises a newly redecorated suite situated within the building. The accommodation benefits from carpeted flooring, together with a WC and kitchenette, providing a practical and ready-to-occupy space for an incoming occupier.

The suite is relatively unique in its configuration, with access via the main front entrance through the landlord's demise

There is onsite parking to the front of the premises for up to two vehicles.

## ACCOMMODATION (Approx Internal Areas)

Unit 1	688 sq ft	64 sq m
<b>Total Floor Area</b>	<b>688 sq ft</b>	<b>64 sq m</b>



## RATING ASSESSMENT

Further details can be provided on request.

## RENT

**£7,500 per annum** (£625 pcm).

## VAT

VAT will NOT be payable on the rent.

## ENERGY PERFORMANCE CERTIFICATE

A full EPC will be available on request.

## MONEY LAUNDERING

In order to comply with Money Laundering Regulations, purchasers will be required to provide identification documentation.

## LEGAL COSTS

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

## VIEWING ARRANGEMENTS

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

**Mark Holmes - Crosthwaite Commercial**

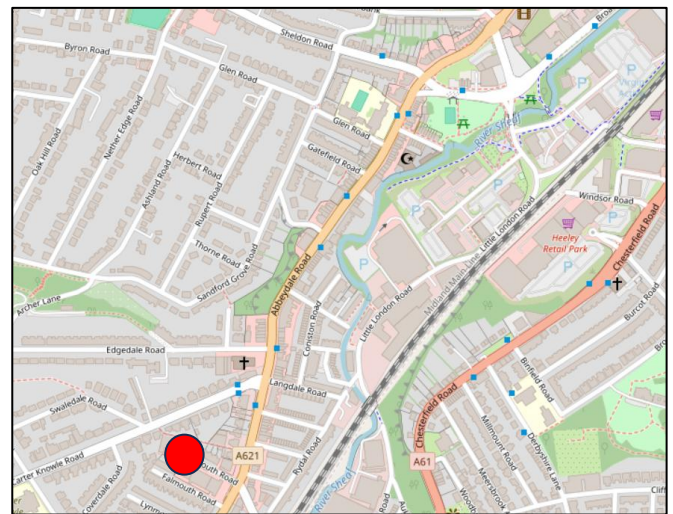
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**SUBJECT TO CONTRACT & AVAILABILITY**

**January 2026**