

# To Let

Unit 6, 106 Fitzwalter Industrial Estate, Sheffield S2 2SP



- **Workshop/Warehouse Premises**
- **Located on an Established Industrial Estate**
- **1,278 sq ft Gross Internal Area**
- **Suitable For a Variety of Uses Subject to Planning**
- **Parking/Loading to the Front**
- **To Let on a New Lease**



**Crosthwaite  
COMMERCIAL**

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

## 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 roller shutter which is approximately 4.6m high by 4.0m wide.

The property comprises mainly of open-plan warehouse/workshop space with a WC to the rear. There is a mezzanine office accessed by an internal staircase.

Externally, there is car parking and a loading area to the front.

## ACCOMMODATION (Approx gross internal areas)

Warehouse	1,133 sq ft	105.3 sq m
Mezzanine	145 sq ft	13.5 sq m
<b>Total</b>	<b>1,278 sq ft</b>	<b>118.8 sq m</b>



## ENERGY PERFORMANCE CERTIFICATES

The premises has a rating of E – 52. A full EPC will be provided on request.

## RENT

**£9,600 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 2026, the premises are assessed as follows:

Workshop & Premises RV £5,400

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

## LEGAL COSTS

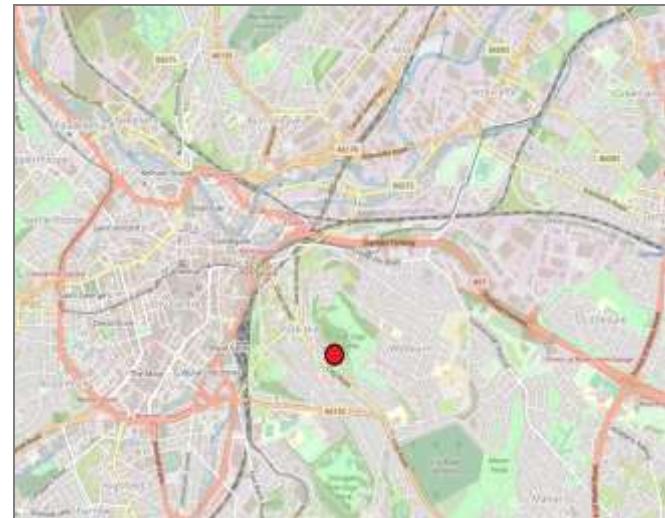
Each party are to be responsible for the payment of their own legal costs.

## 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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**Charlie Appleyard – Crosthwaite Commercial**  
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SUBJECT TO CONTRACT AND AVAILABILITY February 2026