

Property Consultants



**Crosthwaite**  
**COMMERCIAL**

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

# To Let

Hillside 12, Sheaf Bank Business Park, Sheffield, S2 3EN

Heeley City Farm      Prospect Road      Heeley People's Park      Sheaf View Pub



Hillside      Central      Riverside

- 3,383 Sq Ft First Floor Workshop With Goods Lift
- Great Location On Popular Business Park
- Rent & Service Charge £2,026 PCM. 100% Rates Relief
- Immediately Available

## LOCATION

Sheaf Bank Business Park is located in the Sheffield suburb of Heeley. This is a vibrant community with parks, cafes, pubs and shops all near to Sheaf Bank. It also offers easy access to the City centre and good public transport links.

We are close to Queens Road and London Road - both of which feature a wide range of options for shopping, eating and drinking.

Many of the people working at Sheaf Bank also live locally and we have been an integral part of the industrial history of the area since 1854.

## DESCRIPTION

A rare opportunity for a good sized first floor workshop in the Hillside Block. A generously sized unit with a large workshop/warehouse floor, smaller side rooms. 800 sqft mezzanine (ideal office space), and internal toilet and kitchen.

H12 has three phase electricity making it ideal for large table machines. Access via stairs or a goods lift.

## ACCOMMODATION (Approx net internal areas)

H12 (First Floor)	3,038 sq ft	282 sq m
H12 (Mezzanine)	800 sq ft	74 sq m
<b>H12 Total</b>	<b>3,838 sq ft</b>	<b>356 sq m</b>

Please contact the agents requiring your requirements.



## ENERGY PERFORMANCE CERTIFICATE

A full EPC is available on request.

## RENT

**H12**

**£2,026 pcm**

The rent includes service charge, maintenance & management of the building but excludes utilities (gas central heating & electricity),

## TENANCIES

A new lease directly from the Landlord for a term to be agreed

## RATING ASSESSMENT

According to the Valuation Office Agency – Rating List the premises are assessed as follows:-

Workshop & Premises RV £9,200

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

## 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

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