

Property Consultants



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

To Let

Unit 23 Sheepbridge Business Centre, 655 Sheffield Rd,
Chesterfield S41 9ED



- **Preliminary Details**
- Trade Counter/Workshop Premises
- Ground Floor Self Contained Unit
- Convenient Location close to the A61
- 871 sq ft Gross Internal Area
- To Let On A New Lease – Due to Retirement

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LOCATION

Located within the popular commercial and industrial area of Sheepbridge, North West Chesterfield. Sheepbridge Business Centre has quick access directly to the A61 Dronfield by-pass, to the centre of Chesterfield or Sheffield, to Junction 29 of the M1 Motorway via the A61 and A617 or Junction 30 via the A61 and A619.

DESCRIPTION

The property comprises a ground floor workshop/trade counter unit within a larger building. There is a pedestrian access to the front of the building with loading doors to the rear which lead to a shared loading area.

The unit is predominantly open plan, providing flexible workshop accommodation suitable for a range of industrial, storage or distribution uses. The unit benefits from a Kitchenette & Sink.

There are shared WC & Kitchen facilities within the Sheepbridge Business Centre and generous car parking provision.

ACCOMMODATION (Approx internal areas)

Unit 23	871 sq ft	80.9 sq m
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RATING ASSESSMENT

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

Workshop & Premises Rateable Value £5,200

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

RENT

£7,500 per annum (£625 pcm) exclusive.

SERVICE CHARGE

A service charge will be payable. This is currently around £2,350 pa (£2.70 psf)

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.

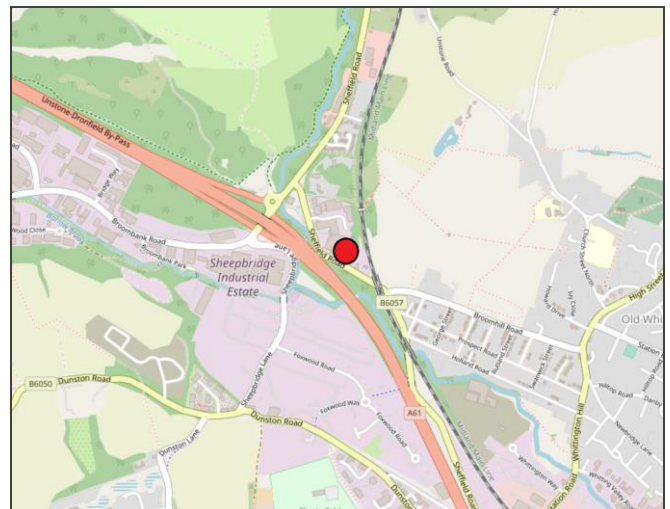
VIEWING ARRANGEMENTS

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

Mark Holmes - Crosthwaite Commercial

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SUBJECT TO CONTRACT AND AVAILABILITY April 2026