

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

For Sale/ May Let

45 and 53 Nutwood Trading Estate, Sheffield S6 1NJ



- Located on an Established Industrial Estate
- Loading Bay and Allocated Car Parking
- 13,148 sq ft Gross Internal Area
- Quoting £425,000 for the Long Leasehold
- Alternatively, To Let - £37,500 Per Annum

www.crosthwaitecommercial.com

LOCATION

The property is situated on Nutwood Trading Estate, within a long-established and well-established industrial location approximately 4 miles north-west of Sheffield City Centre. The surrounding area is commercial and industrial in character, comprising a range of similar industrial and warehouse premises of a broadly comparable age and type.

DESCRIPTION

The property comprises industrial premises forming part of a larger multi-occupied development of similar units. The accommodation provides a practical mix of showroom, warehouse, office and staff facilities, making it suitable for a range of trade, storage and business uses.

The premises benefit from loading access, together with allocated car parking, and are set within an established commercial scheme with shared circulation and common areas.

ACCOMMODATION (Approx gross internal areas)

Warehouse	1,227 sq ft	114 sq m
First Floor	11,599 sq ft	1,074 sq m
Loading bay	322 sq ft	30 sq m
Total	13,148 sq ft	1,218 sqm



ENERGY PERFORMANCE CERTIFICATES

No.43 has a rating of B (35) and No.53 has a rating of E (122). A full EPC will be provided on request.

SALE

We are quoting **£425,000** for the long leasehold. The leasehold is for a term of 999 years from 1984.

RENT

Alternatively, the premises are available to lease at a rent of **£37,500 per annum**.

VAT

If applicable VAT will be payable.

RATES

According to the Valuation Office Agency – the 2026 Rateable Value for the premises are assessed as follows:

No.45 - Workshop & Premises RV £8,200

No.53 - Workshop & Premises RV £16,000

MONEY LAUNDERING

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

LEGAL COSTS

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

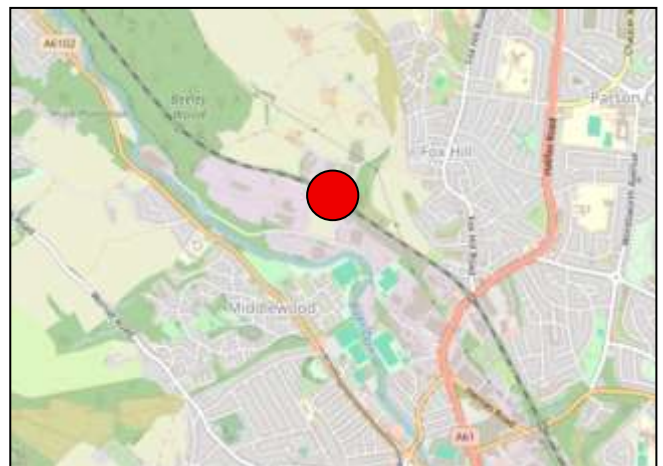
VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agents detailed below.

Tom Shelton - Crosthwaite Commercial

tom@crosthwaitecommercial.com

07738 335 482



SUBJECT TO CONTRACT AND AVAILABILITY

April 2026