

Property Consultants



To Let

149 Langsett Road South, Oughtibridge, Sheffield S35 0GZ



- **Preliminary Details**
- **Prominent Suburban Warehouse Premises + Yard**
- **Located in the Heart of Oughtibridge**
- **Quoting £40,000 Per Annum**
- **Totalling 5,522 sq ft Across the Ground and Mezzanine**
- **Available To Let on a New lease – To be Refurbished**

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LOCATION

Oughtibridge is an affluent village approximately 5 miles north of Sheffield city centre. The property is located on Langsett Road South behind a new retail development, including The Co-Operative and Cooplands Bakery.

Langsett Road South (A6102) is one of the principal commuter routes into the city from the north.

DESCRIPTION

The premises provides open plan workshop/industrial space along with a partitioned office and reception area. There is a mezzanine accessed from an internal staircase.

Internally, the unit has eaves to 5.4m and benefits from two roller shutters measuring 3.4m wide by 3.3m tall.

The unit is due to be refurbished by the landlord.

ACCOMMODATION (Approx internal areas)

Workshop	4,637 sq ft	430.8 sq m
Mezzanine	885 sq ft	82.2 sq m
Total	5,522 sq ft	512.9 sq m



RATING ASSESSMENT

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

Workshop & Premises R.V. £17,500

ENERGY PERFORMANCE CERTIFICATE

A full Energy Performance Certificate will be provided on request.

RENT

£40,000 per annum exclusive. The rent will be subject to VAT.

LEASE

The premises are available on a new lease for a term to be agreed.

RENT DEPOSIT

A rent deposit may be held as a bond over the term of the lease.

LEGAL COSTS

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

MONEY LAUNDERING

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

VIEWING ARRANGEMENTS

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

Mark Holmes - Crosthwaite Commercial
mark@crosthwaitecommercial.com
 07738 275 226

Charlie Appleyard – Crosthwaite Commercial
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 07852 195 089



SUBJECT TO CONTRACT & AVAILABILITY June 2026