

Property Consultants



T 0114 272 3888

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

To Let

Unit 4 Rutland Court, 161 Rutland Rd, Sheffield S3 9PP



- **Workshop/Warehouse/Office Premises To Let**
- **Fitted Out Joiners Workshop & Suitable for a Similar Trade Occupier**
- **Suitable for a Variety of Uses – Subject to Planning**
- **Generous Car Parking Provision in Secure Yard**
- **Quoting £37,500 Per Annum**
- **Totalling 6,261 sq ft (518.7 sq m)**

www.crosthwaitecommercial.com

LOCATION

Rutland Court fronts onto Rutland Road (B6070), which is part of Sheffield's outer ring road, leading directly onto Penistone Road (A61) and Barnsley Road (A6135) which leads to Meadowhall and the M1.

The premises offer easy access into Sheffield City Centre and to the M1 at Junctions 34, 35 and 36. Nearby is Parkwood Industrial Estate and there are a number of local and national businesses in the immediate vicinity.

DESCRIPTION

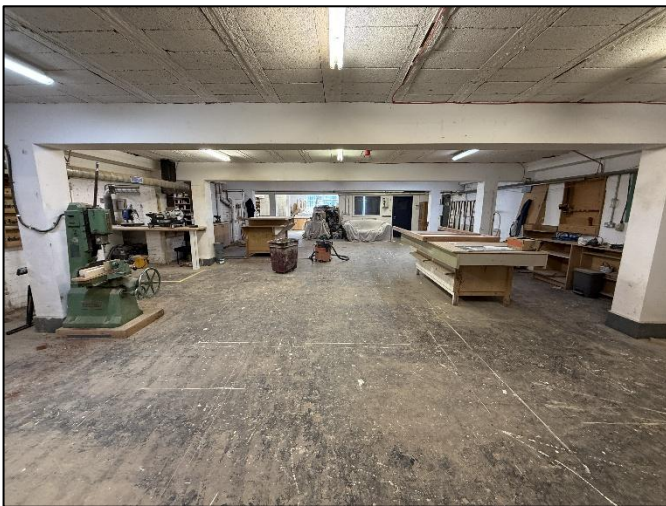
The property provides a ground floor workshop premises within Rutland Court. Internally the property consists of open plan workshop areas, along with a private office, spray booth, kitchen and WCs.

The unit is accessed from a private doorway fronting the car park, along with a communal entrance from the side shared with the 1st floor office.

Externally there is demised parking with the development's car private car park.

ACCOMMODATION (Approx internal areas)

Ground Floor Total 6,261 Sq Ft 581.7 Sqm



ENERGY PERFORMANCE CERTIFICATE

The premises are rated D (85). A full Energy Performance Certificate will be provided on request.

ESTATES CHARGE

An estates charge will be payable. Further details on request.

RENT

£37,500 per annum exclusive. The rent will NOT be subject to VAT. 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.

RATING ASSESSMENT

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

Workshop & Premises R.V. £31,750

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

Charlie@crosthwaitecommercial.com

07852 195 089



SUBJECT TO CONTRACT & AVAILABILITY

June 2026