

Property Consultants



T 0114 272 3888

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

To Let

1 Wallace Road, Sheffield S3 9SR



- **Workshop/Studio/Office Premises To Let**
- **Suitable for a Variety of Uses – Subject to Planning**
- **100% Business Rates Relief Available**
- **Generous Car Parking Provision in Secure Yard**
- **Quoting £17,500 Per Annum**
- **Totalling 1,868 sq ft (173.5 sq m)**

www.crosthwaitecommercial.com

LOCATION

The subject property is located on Wallace Road in the Neepsend suburb of Sheffield. It is situated within a predominantly industrial area, close to Rutland Road and Parkwood Industrial Estate, with some retail/leisure offerings in nearby Kelham Island.

The unit provides good access to the M1 motorway at Junction 34, approximately 4 miles to the north east, and Sheffield City Centre lies just 1 miles to the south.

Nearby occupiers include Steel City Sports, GSF Car Parts and Steel Yard Kelham.

DESCRIPTION

The property comprises a ground floor workshop/office unit. The space is largely open plan with partitioned office space, kitchen and WC facilities as well as main entrance/reception area. The main access is through a front door, while there is a larger access to the side along with a useful store.

The premises benefits from a 3-phase power supply and gas central heating throughout.

Externally there is a generous yard to the front of the property with shared car parking.

ACCOMMODATION (Approx internal areas)

Workshop	1,738 sq ft	161.4 sq m
Store	130 sq ft	12.1 sq m
Total	1,868 sq ft	173.5 sq m



ENERGY PERFORMANCE CERTIFICATE

The premises are rated E (114). A full Energy Performance Certificate will be provided on request.

RENT

£17,500 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. £11,750

Subject to status, 100% small business rates relief available.

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

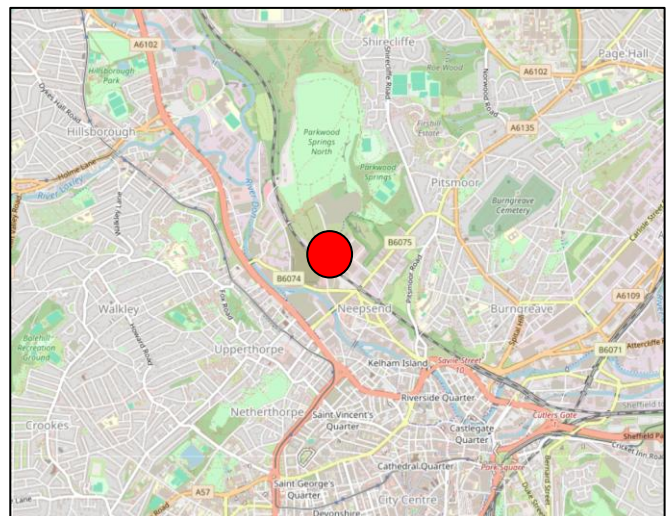
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SUBJECT TO CONTRACT & AVAILABILITY

June 2026