Property Consultants

Crosthwaite COMMERCIAL
T 0114 272 3888
Hawk Works, 105A Mary Street, Sheffield S1 4RT

To Let

17 Ravenshorn Way, Renishaw, Sheffield S21 3WY



- First Floor Office/Studio Premises
- Convenient Location Close to the M1 Motorway
- Suitable for a Variety of Uses (Subject to Planning)
- 1,604 sq ft (149.0 sq m)
- Demised Car Parking Available
- Quoting £19,000 Per Annum
- To Let on a New Lease

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LOCATION
The property is located on Renishaw Business Park, an established commercial estate situated on Ravenshorn Way, Renishaw, a village within the North East Derbyshire district.

The estate benefits from excellent road access, being located close to the A6135 which connects directly to Junction 30 of the M1 motorway, placing the property within approximately 5 minutes' drive of the motorway network. Chesterfield town centre lies approximately 6 miles to the south.

The surrounding occupier mix is a blend of industrial, trade counter, and office uses. The unit is also occupied by Halfway Surfacing with SMH Group and JVN also occupying within the parade.

DESCRIPTION
The premises comprises first floor office space in Unit 17, a two-storey commercial property of modern construction.

The first floor is accessed from a private entrance leading directly to the stairwell. Here is the provision of a passenger lift which is accessed from a communal lobby area. Internally the suite is arranged principally as a large open-plan office, together with a separate meeting room/private office, a kitchen and male, female and accessible WC facilities.

The specification includes suspended ceilings with recessed LED panel lighting, gas-fired central heating, UPVC double-glazed windows, and fitted carpeting throughout.

There is demised parking to the front of the premises.

ACCOMMODATION (Approx net internal areas)

First Floor Total	**1,604 sq ft**	**149.0 sq m**



RENT
£19,000 per annum. VAT will be payable.

LEASE
The premises are offered on a new lease on terms to be agreed.

RENT DEPOSIT
A rent deposit may be required to be held over the term of the lease.

ENERGY PERFORMANCE CERTIFICATE
The premises are rated C. Full EPC's will be provided on request.

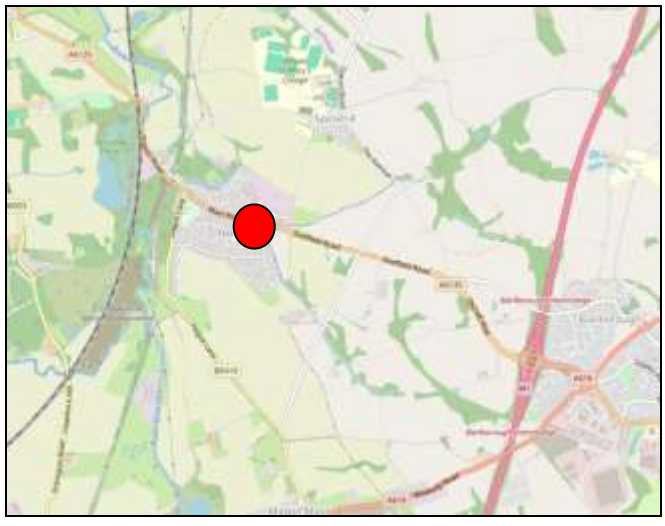
RATES
The property is described in the Rating List as "Offices and premises" with a rateable value of £32,750.

It should be noted that the above rateable value relates to the whole of Unit 17 (ground and first floors combined) as a single hereditament, and therefore the assessment will need to be split. Further details available on request.

LEGAL COSTS
Each party is to be responsible for their own legal costs incurred in any transaction.

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

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



SUBJECT TO CONTRACT & AVAILABILITY **July 2026**

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form any part of any contract.