

Property Consultants



T 0114 272 3888

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

To Let

Office/Studio 1 & 2, Arundel Road, Chapeltown S35 2RB



- **Two Office/Studio Units To Let**
- **Excellent Location in Chapeltown**
- **100% Business Rates Relief, Subject to Status**
- **No.1: 708 sq ft (65.8 sq m) No.2: 454 sq ft (42.2 sq m)**
- **Immediately Available**
- **Suitable for a Variety of Uses**

www.crosthwaitecommercial.com



Crosthwaite
COMMERCIAL

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LOCATION

The site is located in the busy suburb of Chapeltown, on Arundel Road, just off Station Road, approximately seven miles to the north of Sheffield City Centre.

Chapeltown is a popular residential and commercial location with an eclectic mix of shops, pubs / bars, cafes and the large Asda Superstore is at the top of Arundel Road.

Chapeltown has its own train station and it also benefits from excellent access to several bus routes.

DESCRIPTION

No.1 provides a self-contained two-storey office/studio unit within a small courtyard development, providing functional commercial accommodation with kitchenette and WC facilities. The unit also benefits from 3-phase electricity.

No.2 comprises an office/studio premises over the ground floor accommodating a larger open room along with further storage rooms, kitchenette and a WC.

Both units benefit from two allocated parking spaces.

ACCOMMODATION (Approx net internal areas)

No.1	708 sq ft	65.8 sq m
No.2	454 sq ft	42.2 sq m



RATING

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

No.1 Office & Premises R.V. £7,000

No.2 Store & Premises R.V. £4,150

Subject to status, 100% business rates relief could be available resulting in a nil charge.

RENT

No.1 - £9,000 per annum

No.2 - £5,000 per annum

VAT will NOT be payable.

LEASE

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

RENT DEPOSIT

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

ENERGY PERFORMANCE CERTIFICATE

No.1 has a rating of 124 (Band E) and No.2 has a rating of 94 (Band D). EPC's available on request.

LEGAL COSTS

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

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

Charlie Appleyard - Crosthwaite Commercial

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SUBJECT TO CONTRACT AND AVAILABILITY

August 2026