

Property Consultants



Crosthwaite
COMMERCIAL

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

For Sale

6 Stubley Hollow, Dronfield S18 1PP



- **Workshop Unit For Sale**
- **3,936 sq. ft Gross Internal Area On Site Of 0.35 Acres**
- **Excellent Location Close to the A61**
- **Ideal For Owner Occupiers/Developers**
- **Quoting £250,000**
- **Freehold – Vacant Possession**

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LOCATION

The property is located on the northern edge of Dronfield, in North East Derbyshire. The area is predominantly residential in nature, with some industrial offerings on nearby Wreakes Lane and Sheffield Road.

Stubley Hollow is a main arterial route through Dronfield, leading to the A61, resulting in access to both Sheffield City Centre and Chesterfield Town Centre. The nearest junction of the M1 motorway is Junction 33, approximately 10 miles to the north east.

Occupiers in the vicinity include James Hargreaves Plumbing, Angling Direct and Supafit.

DESCRIPTION

The premises comprise a workshop with offices arranged across ground and first floors. The ground floor accommodates various workshops and offices with WC and kitchen facilities. The first floor comprises further offices with WCs.

Externally, there is a yard/car parking to the rear, accessed from a driveway off Stubley Hollow.

ACCOMMODATION (Approx Internal Areas)

Ground Floor	3,350 sq ft	311.3 sq m
First Floor	586 sq ft	54.4 sq m
Total Floor Area	3,936 sq ft	365.7 sq m

The Site extends to approx. 0.35 Acres



RATING ASSESSMENT

According to the Valuation Office Agency – Rating List 2026, the rateable value is as follows.

Workshop and Premises - RV £11,750

PRICE

£250,000

If applicable VAT will be payable at the prevailing rate.

TENURE

The premises is held Freehold under Title No. DY471948.

ENERGY PERFORMANCE CERTIFICATE

A full EPC will be available on request.

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, purchasers will be required to provide identification documentation together with confirmation of the source of funding. Further details on request.

VIEWING ARRANGEMENTS

Further viewing arrangements, and any further information, can be obtained from the sole agents detailed below.

Mark Holmes - Crosthwaite Commercial

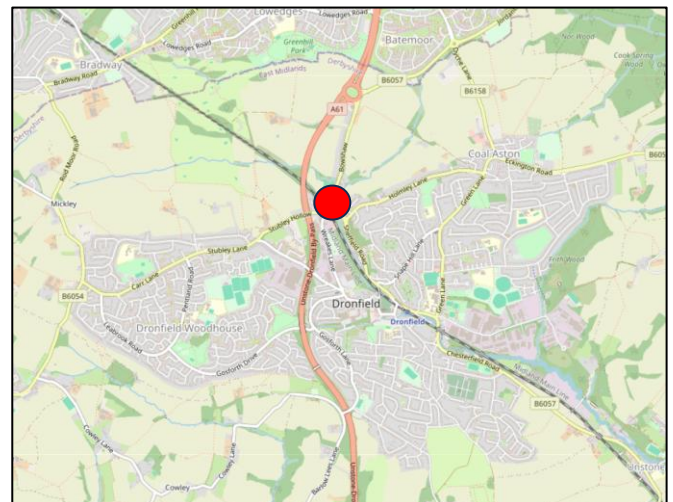
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SUBJECT TO CONTRACT & AVAILABILITY

August 2026