Property Consultants

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

To Let

Former Euro Car Parts, Unit 3, Oak Street, Heeley, Sheffield S8 9UB



- Warehouse/Trade Counter To Let
- Rare Opportunity South of the City Centre
- Forecourt Yard, Ideal for a Trade Counter
- New Roof Cladding and Roof Lights
- 5,478 sq ft (508.9 sq m) + Mezzanine

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LOCATION
The premises are situated on Oak Street close to the junction with A61 adjacent to the Pondsfords Furniture showroom.

A sort after location to serve both Sheffield and Chesterfield.

DESCRIPTION
The premises provide an open span warehouse/trade counter with gated forecourt yard and parking.

The premises have two airconditioned offices at the front with mezz above. The kitchen and welfare facilities are positioned to the rear left hand side. The property benefits from full LED lighting and PIR sensors.

Eaves Height – Circa 6 metres

Apex – Circa 7.2 metres

Main loading door 3.49m wide x 4m high

Please see the floor plan on the last page for the general layout.

ACCOMMODATION (Approx internal areas)

Ground Floor	5,478 sq ft	508.90 sq m
Mezzanine	781 sq ft	72.55 sq m
Total	**6,259 sq ft**	**581.45 sq m**



ENERGY PERFORMANCE CERTIFICATE
Rating D. A full Energy Performance Certificate will be provided on request.

RENT DEPOSIT
A rent deposit may be held as a bond over the term of the lease.

RENT
£50,000 per annum exclusive. The rent will be subject to VAT.

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

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

Warehouse & Premises R.V. £24,500

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 agents detailed below:

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

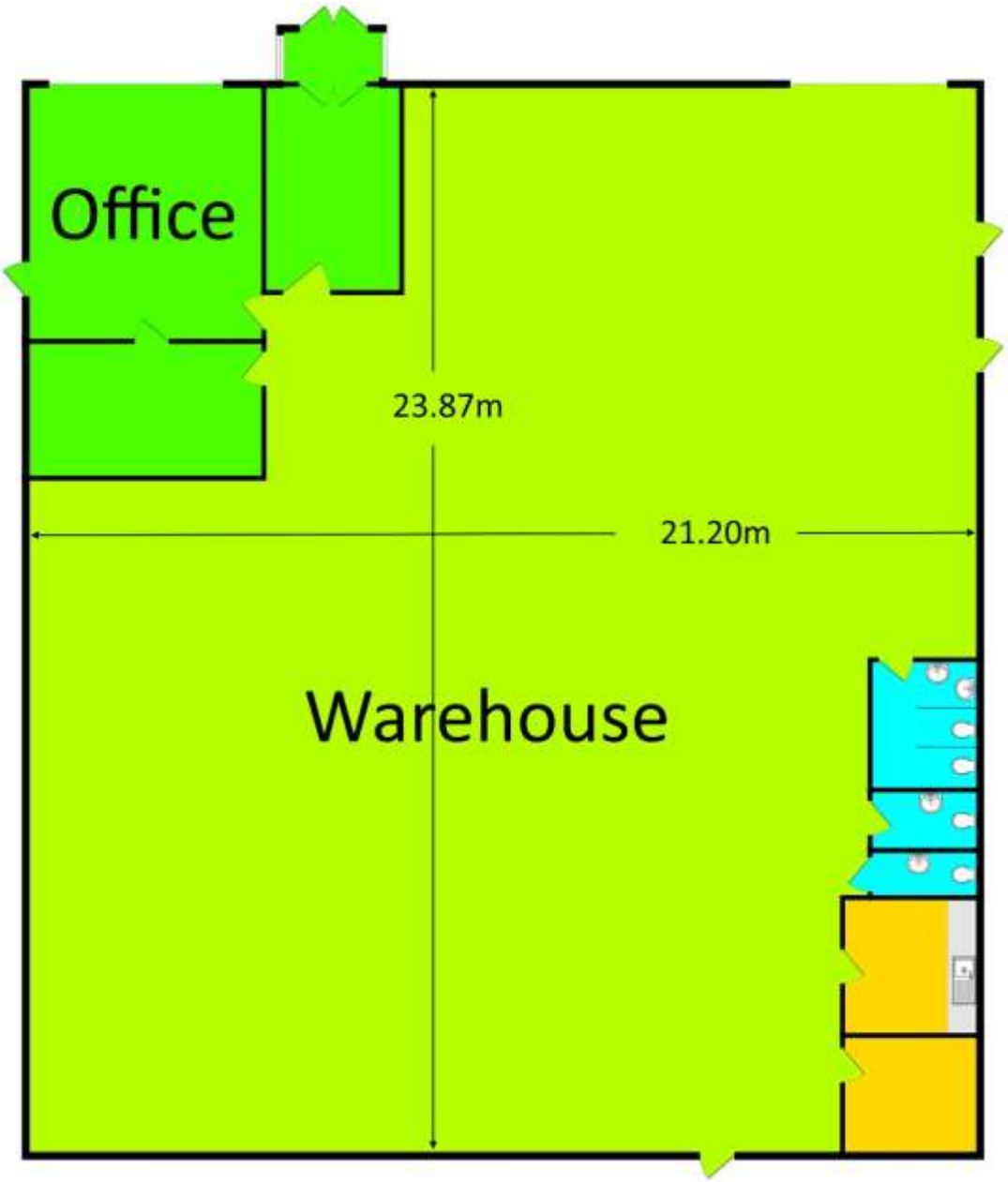
Philip Dorman – Renshaw Chartered Surveyors
philip@rensurveyors.co.uk
01246 886 416



SUBJECT TO CONTRACT & AVAILABILIT **August 2026**

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

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