

Property Consultants



**T 0114 272 3888**

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

# To Let

Units 1 & 3, Beech Works, Wreakes Lane, Dronfield S18 1PN



- **Preliminary Details**
- **Workshop/Warehouse Units**
- **1,768 – 5,224 sq ft Total Available Space**
- **Unit 3 - 1,768 sq ft Available March 2024**
- **Unit 1 - 3,456 sq ft Available June 2024**
- **Well Located in Dronfield With Access to A61**
- **Available To Let on a New Lease**

[www.crosthwaitecommercial.com](http://www.crosthwaitecommercial.com)

## LOCATION

The property is located on Beech Works Trading Estate on Wreakes Lane, off Sheffield Road. The unit is well located for access to the M1 at Junction 29. Sheffield City Centre can be accessed by the A61 and is approximately 5 miles north of the property.

Other occupiers close by include Supafit Kitchens, Sainsbury's and Howdens.

## DESCRIPTION

Unit 1 comprises ground floor workshop and office space, this could be opened up to create further workshop space. The unit benefits from roller shutter access to the workshop with a pedestrian access to the office space.

Unit 3 comprises open plan ground floor workshop space with an external demised area. A roller shutter access can be incorporated.

## ACCOMMODATION (Approx gross internal areas)

### Unit 1 (Avail. Jun 2024)

Workshop	2,419 sq ft	224.7 sq m
Offices	1,038 sq ft	96.4 sq m
<b>Total</b>	<b>3,456 sq ft</b>	<b>321.1 sqm</b>

### Unit 3 (Avail. Mar 2024)

Workshop Total	1,768 sq ft	164.3 sq m
<b>Total Combined</b>	<b>5,224 sq ft</b>	<b>485.4 sq m</b>



**Unit 3**

## RATING ASSESSMENT

According to the Valuation Office Agency – Rating List on the Internet 2023, the premises are assessed as follows:

Unit 1: Workshop & Premises RV £12,750

Unit 3: Store & Premises RV £7,900

Subject to status, Small Business Rates Relief should apply resulting in 100% relief, i.e. Nil charge.

## RENT

Rent on application.

We understand VAT is payable on the rent.

## LEASE

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

## ENERGY PERFORMANCE CERTIFICATE

A full EPC is available on request.

## RENT DEPOSIT

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

## LEGAL COSTS

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

## 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**

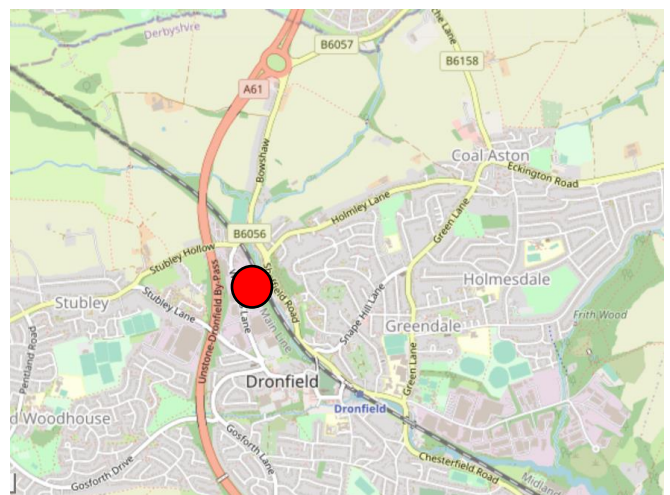
[mark@crosthwaitecommercial.com](mailto:mark@crosthwaitecommercial.com)

07738 275 226

**Fern Corton – Crosthwaite Commercial**

[fern@crosthwaitecommercial.com](mailto:fern@crosthwaitecommercial.com)

07538 412 671



**SUBJECT TO CONTRACT AND AVAILABILITY November 2023**