

Property Consultants



**Crosthwaite**  
**COMMERCIAL**

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

# To Let

**Unit 5 Rutland Business Park, Rutland Road,  
Sheffield S3 8BD**



- **Prominent Trade Counter/Light Industrial/Showroom Unit**
- **To Be Refurbished**
- **High Profile Location with Excellent Visibility**
- **3,755 sq ft (349 sq m)**
- **Located on the Popular Rutland Business Park**

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## LOCATION

Neepsend, close to Sheffield City Centre, is an up and coming location with a great mix of residential, leisure and commercial developments bringing regeneration to one of Sheffield's original industrial heritage areas.

Rutland Road (B6070), which is part of Sheffield's outer ring road, leading directly onto Penistone Road (A61) and Barnsley Road which leads to Meadowhall and the M1. The premises offer easy access into Sheffield City Centre and to the M1 at Junctions 34, 35 and 36.

## DESCRIPTION

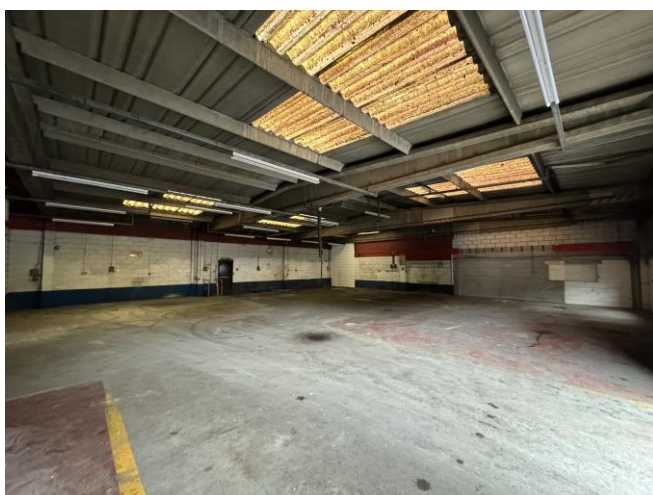
The property comprises a large workshop incorporating a concertina door for access and loading.

The workshop provides open plan space with concrete floors and cladded elevations. There are also WC's and a partitioned office/reception area with a separate pedestrian entrance. There is planned refurbishment which will include a new roof, removal of the mezzanine and redecoration as well as new LED lighting and fuse board, and a new electric roller shutter door.

Externally, the unit has a secure shared yard and dedicated parking to the front elevation of the unit.

## ACCOMMODATION (Approx gross internal areas)

<b>Ground Floor</b>	<b>3,755 sq ft</b>	<b>349 sq m</b>
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## RATING

The premises are currently assessed for rates as follows: -

Workshop & Premises Rateable Value - £23,000

## RENT

**£35,750 per annum** exclusive.

VAT will be payable on the rent.

## LEASE

The premises are available on a new lease for a term to be agreed, subject to periodic reviews.

## ENERGY PERFORMANCE CERTIFICATE

An EPC will be provided on request.

## PLANNING

We are informed the premises benefit from an E class planning consent. This allows the premises to be used for the former A1 (retail), A3 (café & restaurant), B1 (Offices/Light industrial use), and D1 (gyms, clinics, health centre and day nursery) uses, without the need for a change of use.

Other uses such as (A4) Drinking Establishments will be considered subject to planning.

## VIEWING ARRANGEMENTS

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

**Mark Holmes - Crosthwaite Commercial**

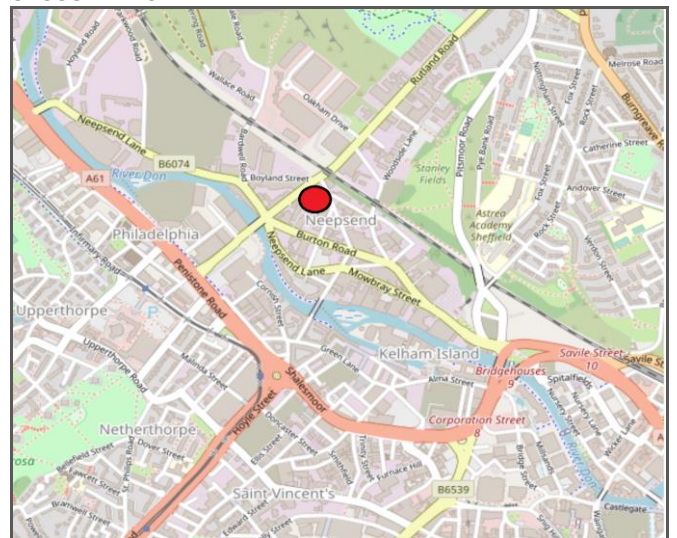
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SUBJECT TO CONTRACT & AVAILABILITY

March 2024