

TO LET.

New High Quality Prominent Retail / Office Unit – Suitable For a Variety of Uses.



Tilt Works, 80-86 Upper Allen Street, Sheffield, S3 7GW.

High Quality Retail / Office Unit Forming Part of a New Mixed-Use Scheme – 777 sq ft – Available from August 2023.

Location.

The premises are located on Upper Allen Street within the Netherthorpe area of Sheffield. The premises benefit from access to Netherthorpe Road via Morpeth Street, which links to both Sheffield City Centre approximately 2 miles away and Sheffield Parkway via Derek Dooley Way approximately 1.5 miles away. The proposed unit also benefits from close proximity to the University of Sheffield just 0.7 miles away.

The surrounding area predominantly comprises of student accommodation and private rented accommodation, alongside commercial occupiers including Edwin Jagger and Central Glass.

Description.

This available accommodation comprises a ground floor retail / office unit suitable for a variety of uses, which forms part of the new Tilt Works mixed-use development which is due for Practical Completion in August 2023.

The property is to be finished to a high specification to include the following:

- Shell specification with exposed services
- Glazed frontage
- Personnel access door
- Connections to mains services



Accommodation.

We understand that the property has the following Gross Internal Floor Area (GIA):-

Description	Sq M	Sq Ft
Ground Floor Retail	72.2	777
Total	72.2	777

Quoting Rent.

The quoting rent is £12,400 per annum exclusive.

The rent is inclusive of a £0.50p per sq. ft Service Charge to cover the maintenance and upkeep of the common areas of the estate.

Terms.

The accommodation is available to let by way of a new Full Repairing and Insuring (FRI) Lease on terms to be agreed.

Rateable Value.

The unit will be assessed for Business Rates following Practical Completion in August 2023.

Planning.

The unit will benefit from planning use classes A1, A2, A3, A4 and B1 under the Town & Country Planning Act 1987.

EPC.

An Energy Performance Certificate (EPC) will be provided following Practical Completion in August 2023.

Due Diligence.

Interested parties will be requested to provide the agent with company information to comply with anti-money laundering legislation.

VAT.

All figures quoted are subject to VAT at the prevailing rate where applicable.

Costs.

Each party is to be responsible for their own legal costs incurred in any transaction.

Contact.



For further information, or to arrange a viewing, please contact joint agents Knight Frank or Crosthwaite Commercial:

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Particulars dated April 2023. Photographs dated April 2023.

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