

Property Consultants

 **Crosthwaite**
COMMERCIAL

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

To Let

41 - 53 Carlisle Street East, Sheffield S4 7QN



- **Warehouse/Workshop/Showroom & Offices**
- **Prominent Main Road Position in Heart of Lower Don Valley**
- **Substantial Adjacent Secure Car Park**
- **3,905 sq ft on 2 Floors**
- **Property Benefits from B1 & D1 Use Classes**
- **To Let on New Lease**

www.crosthwaitecommercial.com



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LOCATION

The premises front Carlisle Street East in the heart of the Lower Don Valley. The area benefits from excellent road communications with easy access to the M1 at Junction 34 (2½ miles) and Sheffield City Centre (1½ miles). There are also a number of bus services which pass the premises.

The property is adjacent to G4 Business Centre and there are numerous commercial occupiers in the vicinity including Ancon and CLE Electrical Wholesale.

DESCRIPTION

The premises comprise a self-contained warehouse/showroom/office building with a substantial car park.

The ground floor provides open plan warehouse/showroom space with a WC and kitchen and is accessed via a roller shutter loading door from the car park.

The first floor provides a good sized open plan office area together with 2 smaller offices, server room, kitchen, male and female W C facilities.

The offices have suspended ceilings, gas central heating, air conditioning and are carpeted throughout.

Externally there is a secure gated car park with room for up to 20 cars.

ACCOMMODATION (Approx net internal areas)

Ground Floor Showroom	1,845 sq ft	171.4 sq m
First Floor Offices	2,060 sq ft	191.4 sq m
Total	3,905 sq ft	362.8 sq m

RATING

The premises are currently assessed as follows: -

Workshop, Office & Premises RV £15,000

100% Business Rates Relief could apply in some circumstances.



LEASE

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

RENT

Rental offers in the region of **£30,000 per annum** are invited. We are informed that VAT will not be payable on the rent.

PLANNING

The property benefits from an office/workshop use (Class B1) and planning has also been granted for nursery use (Class D1).

Further details can be found on the Sheffield City Council website Ref 18/02463/BSPN.

ENERGY PERFORMANCE CERTIFICATE

The premises have a rating of 108 (Band E). A full EPC will be provided on request.

LEGAL COSTS

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

VIEWING ARRANGEMENTS

For further details or to arrange a viewing, please contact the sole agents, Crosthwaite Commercial – Mark Holmes on 0114 272 3888 or email mark@crosthwaitecommercial.com



SUBJECT TO CONTRACT AND AVAILABILITY

Revised April 2019



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Internal Plans

