



## **Commercial Space, Royds Mill, Windsor Street, Sheffield, S4 7WB**

To Let | 384 to 19,471 sq ft

Business space newly available suitable for warehouse, storage, light manufacturing, studio, lab or other business uses – flexible terms [colloco.co](https://colloco.co)

## Commercial Space, Royds Mill, Windsor Street, Sheffield, S4 7WB

### Summary

- Rent: £6 per sq ft
- Service charge: £1.25 per sq ft
- Lease: New Lease

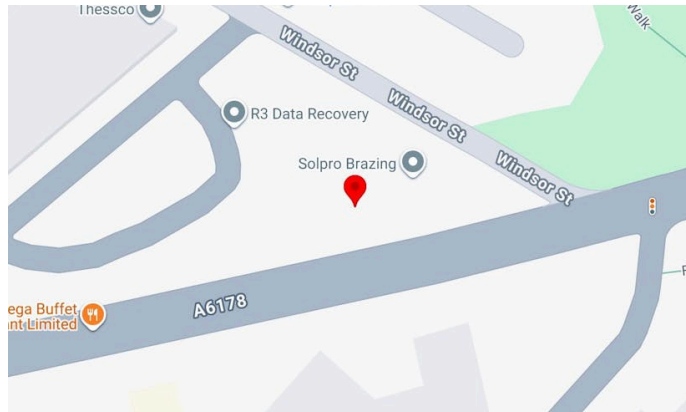
### Further information

- [View details on our website](#)

### Contact & Viewings



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### Description

Royds Mill comprises an established business complex which includes a series of flexible business spaces which would be suitable for warehousing, storage, light manufacturing, studio or other business uses. The spaces are on ground or 1st floor. All the units are available separately. However, it would be possible to combine some of the units to create a larger space. Please enquire if this would be of interest.

### Location

Royds Mill was formerly the Solpro Business Park, and is an established business complex in the Don Valley/Attercliffe area of Sheffield. The area is an historic industrial location which continues to support a variety of businesses today. Some of the buildings enjoy a bankside location on the River Don. The complex is in the heart of the revitalised Don Valley with Sheffield City Centre approx 2 miles to the West and the M1 Motorway at junction 34 approx 2 miles to the East, therefore providing excellent local and regional transport links. Attercliffe is nearby which is an area that, like the Don Valley, has seen significant inward investment in the last few years (including the Olympic Legacy Park). The tram stops of Meadowhall and Attercliffe are also within easy reach.



### Terms

The business units are available by way of a new lease on terms to be agreed. A service charge of £1.25 psf per annum will apply (which includes buildings insurance, on site security during normal business hours and water - with gas and electricity being recharged based on usage).

Accommodation

Name	sq ft	Rent (sq ft)	Availability
Ground - Unit A002 - Warehouse	4,185	£6	Available
Ground - Unit E004 - Warehouse	3,391	£6	Available
1st - Unit E101 - Commercial	2,433	£6	Available
1st - Unit G101 - Commercial	2,194	£6	Available
Ground - Unit G002 - Commercial	5,253	£6	Available
Ground - Unit H001 - Commercial	1,169	£6	Available
Ground - Unit H006 - Commercial	462	£6	Available
Ground - Unit H007 - Commercial	384	£6	Available



