



SMC
Brownill
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To Let

First Floor Office / Studio Unit on flexible terms in
Hackenthorpe area of Sheffield

£662.50 per month plus VAT

V4-V5 Staniforth Works, Main Street, Hackenthorpe,
Sheffield, S12 4LB

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- Retail / Office / Studio space available suitable for a variety of commercial uses
- Located on Main Street, Hackenthorpe
- Available on flexible lease (ideally 2 year agreements)
- Established business centre including a variety of shops, offices and workshops



Description

Staniforth Works is an established business centre comprising of offices, retail and workshops. The available accommodation includes three units suitable for retail / office (Class E use). The accommodation is located to the upper yard section (one unit) and two units fronting Main Street.

Location

Staniforth Works is located on the corner of Main Street and Beighton Road, in the Hackenthorpe area of Sheffield. Hackenthorpe is approximately 5 miles to the south east of Sheffield city centre. Crystal Peaks Shopping Centre is approximately 1 mile away.

The area is a mix of residential and commercial occupiers. The property is accessible via Mosborough Parkway and Moss Way which provides access to Beighton Road.

Other commercial tenants within Staniforth Works include Nails/beauty a hair salon, barbers, photography, tattoo studio, gym, and a bridal shop. The landlord does not want to consider a duplication of uses at Staniforth Works.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Unit - S1	339	31.49	£4,213 /annum plus VAT	Let
Unit - S4	474	44.04	£6,500 /annum plus VAT	Let
Unit - M	554	51.47	£7,254 /annum plus VAT	Let
1st - V4-V5	702	65.22	£7,950 /annum plus VAT	Let
Total	2,069	192.22		

Business Rates

The units are individually assessed for business rates. Assuming the units are occupied as single units an ingoing tenant should qualify for small business rate relief.

Interested parties are advised to contact the local rates office on 03000 501 501 or <https://www.tax.service.gov.uk/business-rates-find/search> to confirm the business rates payable.

Rent & Lease Terms

V4-V5: £7,950 pa (702 sq ft)

We are informed VAT is payable on the rent. An minimum 2 year agreement is sought. A further charge related to service charge, insurance, water, and security is charged, with the tenant responsible for their own electricity usage.

Other commercial tenants within Staniforth Works include Nails/beauty a hair salon, barbers, photography, tattoo studio, gym, and a bridal shop. The landlord does not want to consider a duplication of uses at Staniforth Works.

Rent Deposit

The landlord will seek a rent deposit to be held over the terms of the lease.

Energy Performance Certificate

Property graded as C-D (59-99)

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