



## **Commercial Space (Unit G101), Royds Mill, Windsor Street, Sheffield, S4 7WB**

To Let | 2,194 sq ft

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

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### 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

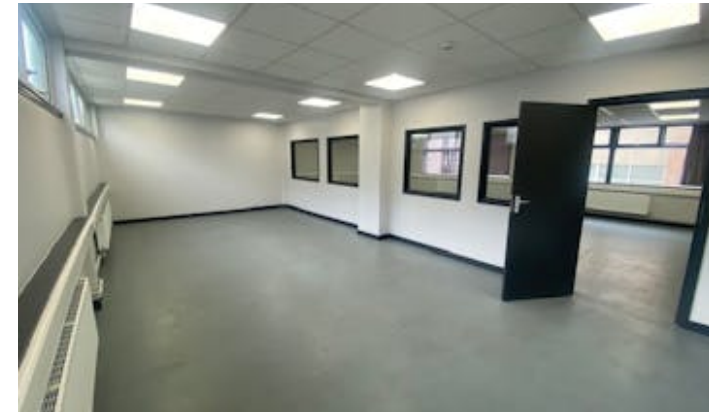
Royds Mill comprises an established business complex which includes a series of flexible business spaces which would be suitable for warehousing, storage, light manufacturing, studio or other business uses. Unit G101 is on the first floor, is clean and tidy and presents very well. Until recently, the space was occupied by a bakery business (and would suit a variety of uses).

### 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.

### Accommodation

Name	sq ft	Rent (sq ft)	Availability
1st - Unit G101 - Commercial	2,194	£6	Available



### Terms

The commercial unit is 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).

