SMC Brownill Vickers

To Let



First Floor Office / Studio Unit in Hackenthorpe area of Sheffield

£7,100 per annum plus VAT

H01 Staniforth Works, Main Street, Hackenthorpe, Sheffield, S12 4LB

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

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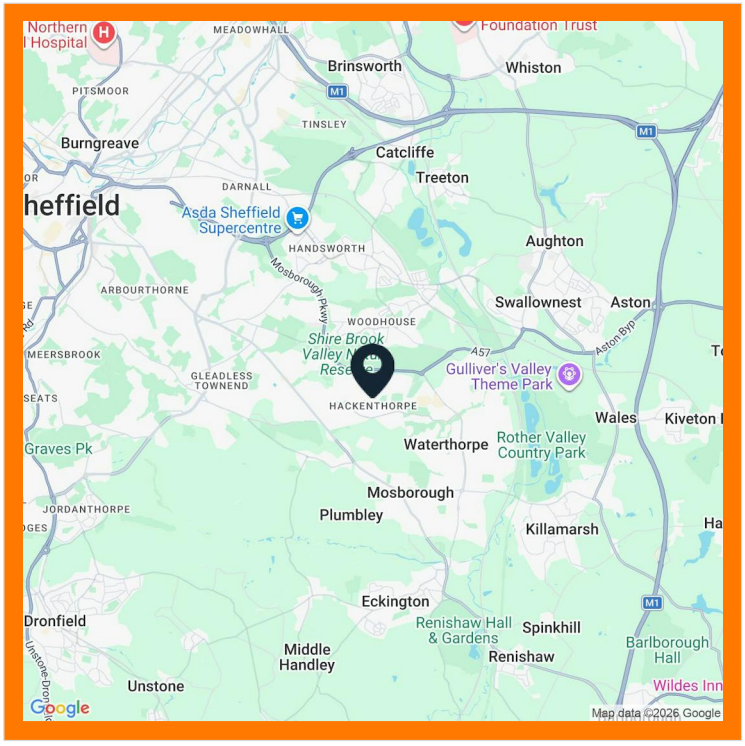

Description

The property comprises a self-contained office suite (Unit H01) within a courtyard development of converted period workshop buildings.

The property includes three main office sections with good natural light overlooking the courtyard.
Within the unit is a full-height panelled sliding-door storage in one of the office sections.

Within the accommodation is a kitchenette and 2 x WC's.

The offices include suspended ceilings with recessed LED panels, surface-mounted diffuser lighting, painted walls, wall mounted electric panel heaters, perimeter power sockets and uPVC windows.

Location

Staniforth Works is located at the junction of Main Street and Beighton Road in Hackenthorpe (S12 4LB), approximately 5 miles south east of Sheffield city centre.

The property forms part of a characterful courtyard development of converted 18th-century stone and brick workshops. Originally built in 1743 as a scythe and sickle works, the buildings are arranged around the original smithy pond and offer an attractive, well-maintained setting.

The surrounding area is an established mix of residential and commercial uses. A wide range of amenities is close by, including the local shopping parade at Birley Moor and Crystal Peaks Shopping Centre approximately 1 mile away.

The property benefits from good road links. Mosborough Parkway (A6102) and Moss Way connect to Beighton Road, providing quick access to Sheffield Parkway (A630) and Junctions 30, 31 and 33 of the M1 motorway. Crystal Peaks Supertram stop and bus interchange are also nearby, with direct services into Sheffield city centre. Communal on-site parking is available within the courtyard.

Staniforth Works is home to a thriving community of small businesses, including a nail and beauty salon, hair salon, barbers, photography studio, tattoo studio, gym and bridal shop. To maintain a complementary tenant mix, the landlord will not consider uses that duplicate those of existing occupiers.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Unit - H1	709	65.87	£7,100 /annum	Available
Total	**709**	**65.87**		

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

HO1: £7,100 pa (709 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.

Business Rates

Rateable Value of £3,100

Energy Performance Certificate

C (65)

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