

34 Trinity Street, Sheffield, S3 7AJ

To Let / For Sale | 2,700 sq ft

Brick building comprising 2 flexible business units - available to let or to buy - with shutter entrances and concrete flooring

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Summary

- Lease: New Lease

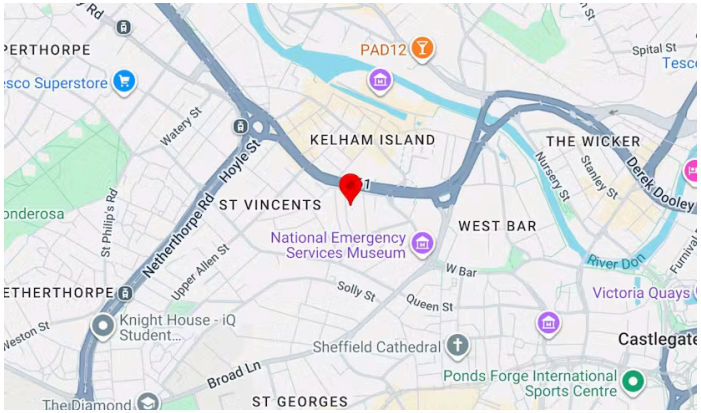
Further information

- View details on our website

Contact & Viewings



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Accommodation

Name	sq ft	Availability
Ground - Business Units	2,700	Available

Location

The property is situated on Trinity Street in Shalesmoor, an established commercial and industrial district on the fringe of Sheffield city centre. The area retains a strong industrial heritage, with a mix of traditional workshop premises, manufacturing businesses and commercial occupiers, making it a well-established location for a variety of business uses.
The property is also conveniently positioned close to Kelham Island, one of Sheffield's most distinctive and evolving urban neighbourhoods. Known for its historic industrial buildings, independent businesses and growing range of cafés, restaurants and leisure destinations, Kelham Island has developed into an increasingly attractive location for businesses seeking a characterful setting close to the city centre.
Trinity Street benefits from good connectivity, with Shalesmoor Supertram stop and the Sheffield inner ring road (A61) nearby.

The Property

The property comprises two adjoining business units extending to approximately 2,700 sq ft in total. The accommodation offers practical commercial space with traditional brick elevations, concrete floors and an individual steel roller shutter door to each unit. Shared WC facilities are also provided.
Available to let or for sale in its existing condition, the property could suit a range of occupiers seeking industrial, workshop, storage or trade-related accommodation. Alternative

These provide convenient access to the city centre, Sheffield railway station and the wider regional road network. The area is also served by local bus routes.
Combining an established commercial setting with proximity to Kelham Island and Sheffield city centre, the property offers an appealing location for industrial, workshop and trade-related occupiers, with potential to attract alternative commercial uses, including retail, subject to the relevant consents.

Key Features include the following:
- Approximately 2,700 sq ft (251 sq m) combined floor area
- Two adjoining business units
- Individual steel roller shutter doors
- Concrete floors
- Shared WC facilities
- Offered in its existing condition

All areas are approximate. Any alternative use is subject to the necessary consents and the suitability of the premises.

Terms

The property is available to let by way of a new FRI lease on terms to be agreed. Alternatively, the long leasehold title is available to purchase.
Please note the property is elected for VAT. So the rent and price will be +VAT.
More information is available on the leasehold title on request.

Colloco, for themselves and for the vendors or lessors of this property, give notice that: (i) all properties are offered subject to contract and availability; (ii) the particulars provided, including descriptions, dimensions, references to condition, permissions, or other details, are supplied in good faith and believed to be accurate but are issued solely as a general guide and do not form part of any contract or warranty; and (iii) interested parties must conduct their own investigations and satisfy themselves as to the accuracy and suitability of all information before relying upon it.