SMC Brownill Vickers

To Let

Industrial / Warehouse premises located in the Brightside area of Sheffield

£85,000 per annum

3c Tyler Way, Sheffield, S9 1DH

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- Industrial / warehouse premises with mezzanine storage
- Located off Tyler Street in the Brightside area of Sheffield
- Established industrial area with good links to north Sheffield
- Parking and loading access to the front and rear
- Available on a new lease from June 2026

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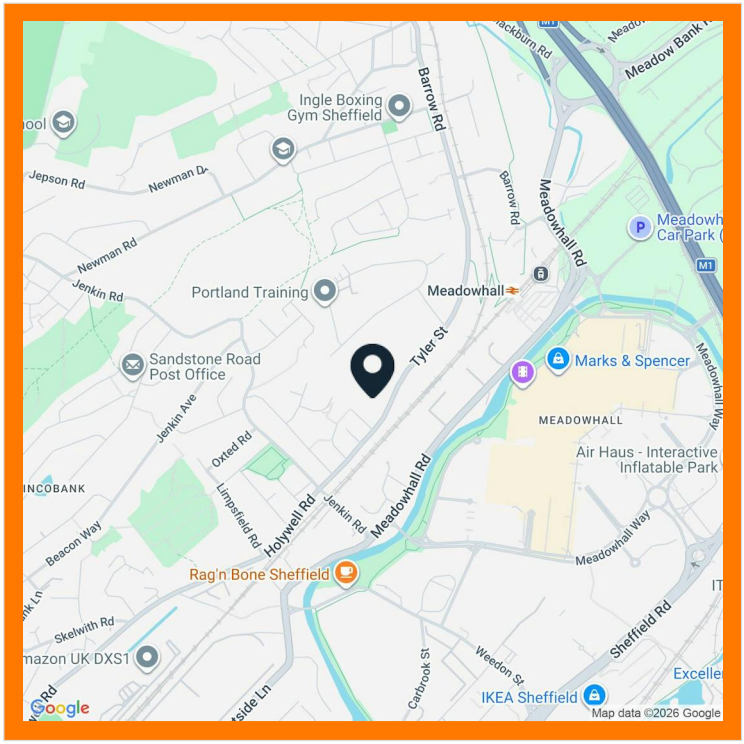

Description

The property comprises a large industrial / warehouse premises providing warehouse space with ancillary offices, stores, staff facilities and mezzanine. The mezzanine covers around a half of the main warehouse building, but could be altered depending on tenant requirements. The property is block and brick construction with a pitched roof. The property benefits from front and rear loading / parking access.

The main warehouse working height to the truss is 5.58m and to a maximum height of 7.99m. The front roller shutter door is 6.06m width and 5.017m height. The store area roller shutter door is 3.95m width and 3.41m height. We are informed the building benefits from 3-phase power.

Location

The property fronts onto Tyler Way which is located off Tyler Street in the Brightside area of Sheffield. The location is an established industrial / business location, close to Meadowhall shopping centre. The location is a short distance from M1 at junction 34. The property is approximately just under 1 mile from the M1 junction 34 and just over 3 miles from Sheffield city centre.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse (full height)	6,096	566.34
Ground - Warehouse (under mezzanine)	7,439	691.11
Mezzanine - Store	7,375	685.16
Ground - Store, WC facilities, kitchenette	839	77.95
Ground - Offices	850	78.97
Total	**22,599**	**2,099.53**

Rating Assessment

From the information obtained from the Valuation Office Agency website the demise is rated as follows:-

Address: Unit 3c Tyler Way, Tyler Street, Sheffield, S9 1DH
Description: Warehouse and Premises
Rateable Value: £43,500

We would advise prospective parties to verify the matter with the local rating office.

Lease Terms

Available to let by way of a new lease on terms to be agreed. Available from June 2026.

Rent

£85,000 pa. We are informed VAT is NOT payable.

Business Rates

Rateable Value of £43,500

Energy Performance Certificate

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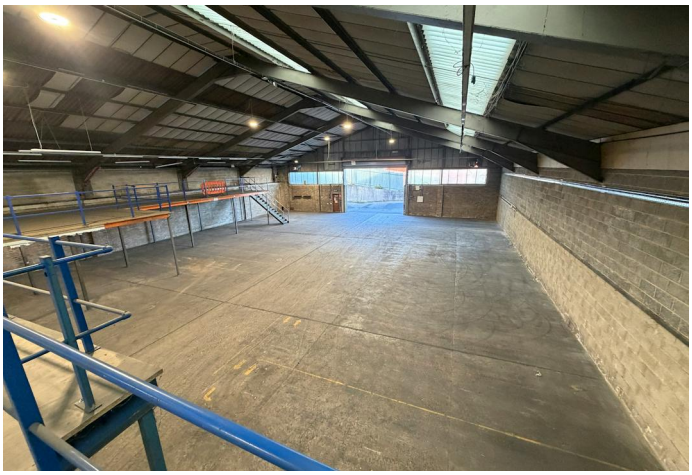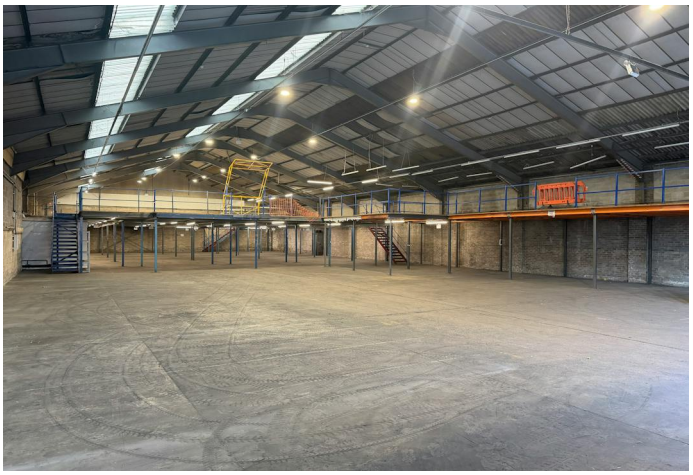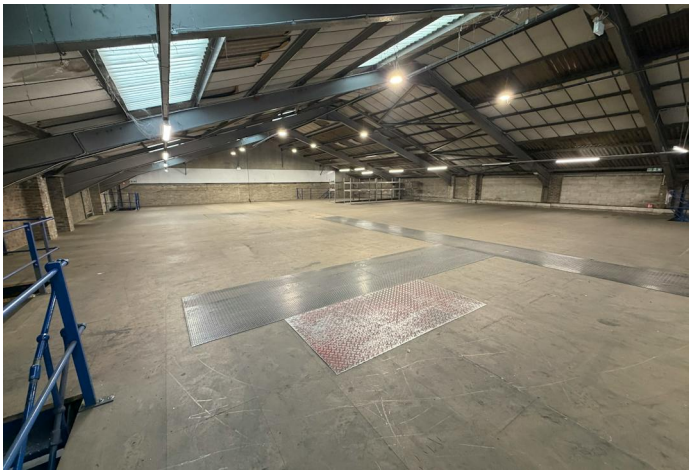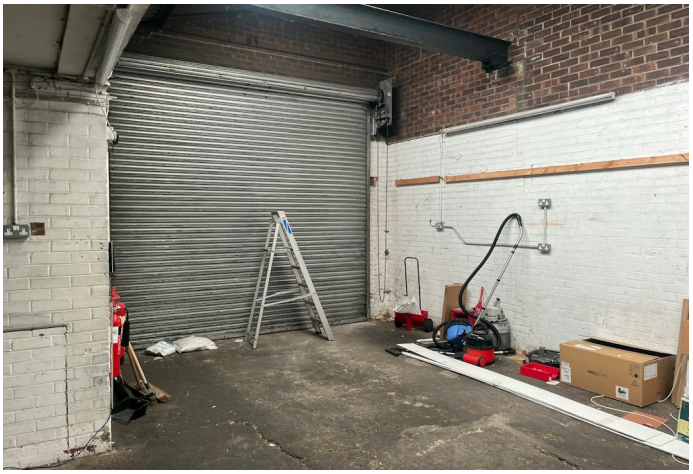
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