



SMC
Brownill
Vickers

To Let



Versatile warehouse / workshop / business space
within Sheffield city centre ring road

£25,000 per annum

4 Meadow Street, Sheffield, S3 7BJ

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- Workshop / studio / business space
- Located within the Sheffield city centre ring road
- Within walking distance of Kelham Island, West Bar, Shalesmoor, and Sheffield city centre
- Potentially suitable for a variety of commercial uses (STP)
- Available on flexible agreement direct from the landlord



Description

The property comprises self contained workshop / commercial space which could be suitable for a variety of light industrial, creative, commercial or storage purposes. The internal accommodation is a main open plan workshop area with side and rear roller shutter doors (width and height tbc), stores, and WC facilities. The property benefits from 3 phase. The property benefits from a working height of approximately 3.2m. We are informed all main services are present (gas, electric, water and drainage) although we would suggest this is verified by interested parties.

Location

The property is located on the corner of Meadow Street and Upper Allen Street, close to end of Scotland Street, which is located within Sheffield city centre ring road (A61). Meadow Street can be accessed from Netherthorpe Road, and provides good access onto the A61, Sheffield city centre, and the wider Sheffield region.

The surrounding properties are mixed with industrial, residential and leisure uses particularly in the nearby Kelham Island / Shalesmoor area.

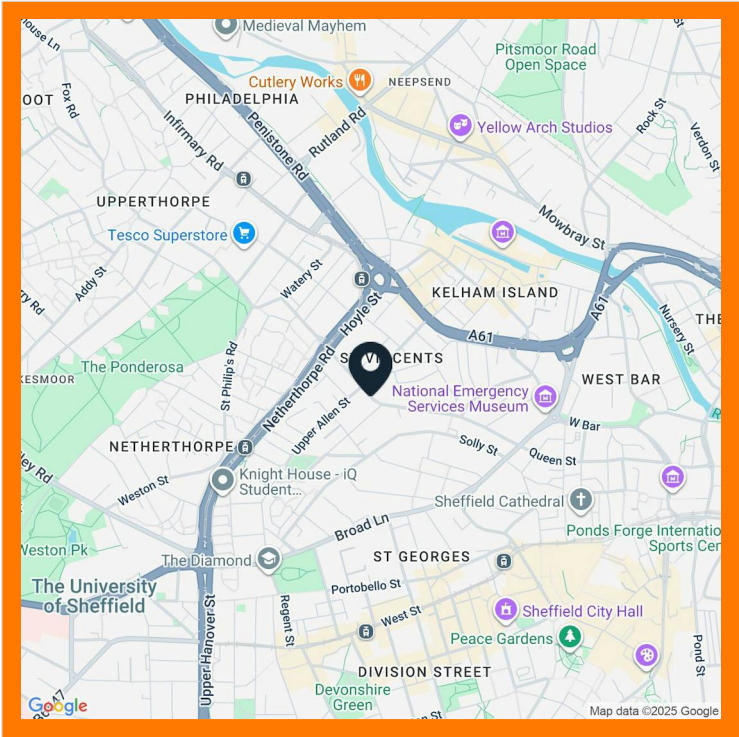
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Open Warehouse / Workshop	4,576	425.12
Ground - Side Stores	1,076	99.96
Total	5,652	525.08

Rating Assessment

TBC.



Planning

The property has most recently been used for storage and distribution, and is therefore understood to have a B8 (Storage and Distribution) Use Class. Interested parties are advised to make their own inquiries to satisfy themselves that the property is suitable for their intended use.

The landlord will not allow automotive / mechanic uses.

Rent Deposit

A minimum 3 month rent deposit will be held as a bond for security purposes.

Rent / Lease Terms

Rent: £25,000 pa paid monthly or quarterly. We are informed VAT is NOT payable on the rent.

PLEASE NOTE: The landlord does not wish to permit any further automotive repair or related uses on site.

Energy Performance Certificate

E (73)

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