SMC Brownill Vickers

To Let

First Floor Office / Studio Unit on flexible terms in Hackenthorpe area of Sheffield

£4,500 per annum plus VAT

W2 Staniforth Works, Main Street, Hackenthorpe, Sheffield, S12 4LB

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smcbrownillvickers.com

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

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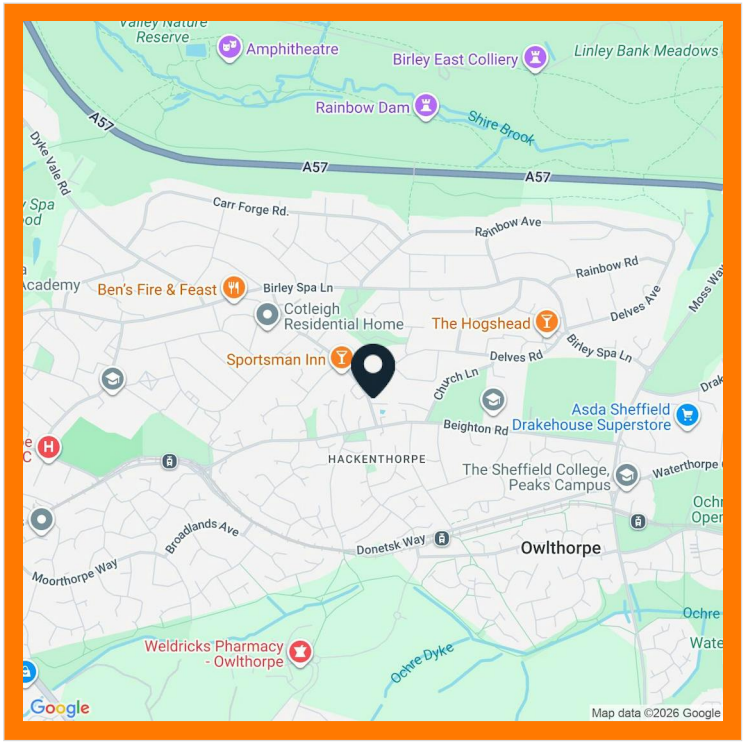

Description

Staniforth Works is an established business centre comprising of offices, retail and workshops. The available accommodation includes one unit which is suitable for retail / office (Class E use). The accommodation is located to the upper yard section.

W2 is main open-plan office, roughly L-shaped, with a further store room (carpeted) and unfitted, kitchenette and WC facilities.

Location

Staniforth Works is located on the corner of Main Street and Beighton Road, in the Hackenthorpe area of Sheffield. Hackenthorpe is approximately 5 miles to the south east of Sheffield city centre. Crystal Peaks Shopping Centre is approximately 1 mile away.

The area is a mix of residential and commercial occupiers. The property is accessible via Mosborough Parkway and Moss Way which provides access to Beighton Road.

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.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	360	33.45	Available
Total	**360**	**33.45**	

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

W2: £4500 pa plus VAT (360 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.

Energy Performance Certificate

C (73)

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STANIFORTH WORKS
GATE 1
MORTGAGE ADVICE HUB H01
JESSICA MOORLEY PHOTOGRAPHY H02
JESSICA MOORLEY PHOTOGRAPHY H03/4
SEVEN STEPS SUPPORT H05
CELEBRATING CURVES BRIDAL K GROUND
K UPPER
BRIDGE POLE L GROUND
BRIDGE POLE - THE HUB L UPPER
WHITEHEAD & BOOTH SALON L1
SLIMMING WORLD - SLIM WITH JACKIE M
THE BRITISH SUGARCRAFT GUILD P
NUNYA KITCHEN & PRIVATE CATERING R
NOODLE PERFORMANCE ARTS V1/2
CHRYSALIS NUTRITION V4/5
NEW CHAPTER TATTOO STUDIO W1
BRIDGE POLE - OFFICE W2
GATE 1 - GROUND
GATE 1 - UPPER
STRAWSONS