



## **Britannia Steelworks, Furnival Road, Sheffield, S4 7YA**

To Let | 1,750 sq ft

Business unit available within the courtyard of a centrally located English Heritage Grade II former Victorian brass and steelworks

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**Summary**

- Rent: £16,000 per annum (NB: no VAT payable currently)
- Business rates: Currently benefits from Business Rates exemption

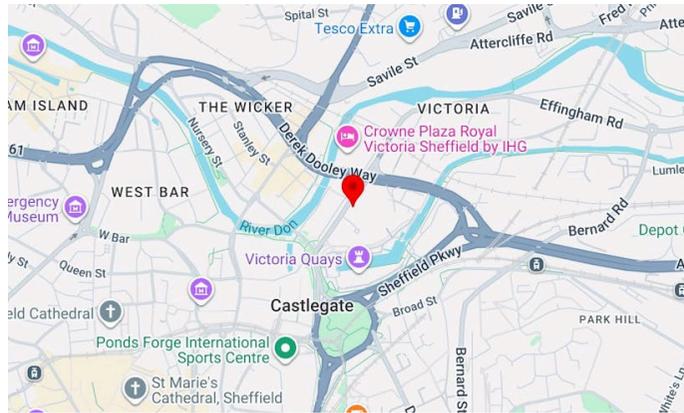
**Further information**

- [View details on our website](#)

**Contact & Viewings**



Tim Bottrill  
 0114 299 3121 | 07810 865561  
 tim@colloco.co



**Description**

The available business unit is located within the courtyard of The Britannia Steelworks, which is an English Heritage Grade II former Victorian Brass and Steelworks located in the city centre. The courtyard is now home to KORR Reformer Pilates Studio and a classic car retailer. The unit comprises 1,250 sq ft on the ground floor, with a further 500 sq ft on a wooden mezzanine.

**Location**

Britannia Steelworks is located 100 ft from the Victoria Quays (canal side):

- giving immediate Ring Road and Parkway access
- being a short walk to the heart of the city, train station and bus interchange and tram stop
- is a 10 minute drive to J35 and J36 of the M1
- is located outside of the clean air zone

It's location on a semi-busy arterial road gives the business good prominence.

There are two points of access: a door within the courtyard parking area and an XL roller shutter on the street side for larger deliveries or vehicular access.

**Accommodation**

Name	sq ft	Availability
Ground - Unit	1,250	Under Offer
Mezzanine - Mezzanine	500	Under Offer
<b>Total</b>	<b>1,750</b>	



**Specifications**

The unit will be let in shell condition (please note, the photographs above are taken pre-clean). The landlord has fitted a new roller shutter and a new independent water supply. We understand that the landlord may be open to doing a basic re-wire and paint. If this is of interest to perspective tenant(s), we can discuss this further with our client (who could potentially consider accommodating any specific requirements).

On a general note, the landlord has operated their family business from the site for around 20 years. KORR Pilates has been open for around 6 months as a new start-up and we are told has flourished. There are 2 properties adjacent, which have reportedly been recently let by Nissan and a large well known architecture firm, both with imminent move-in dates. So a sense of community exists.

**Terms**

The unit is available by way of a new lease on terms to be agreed at a rent of £11 psf per annum. It currently benefits from a Business Rates exemption, with no VAT being payable. The tenant will be liable to pay for their utilities and buildings insurance.

