

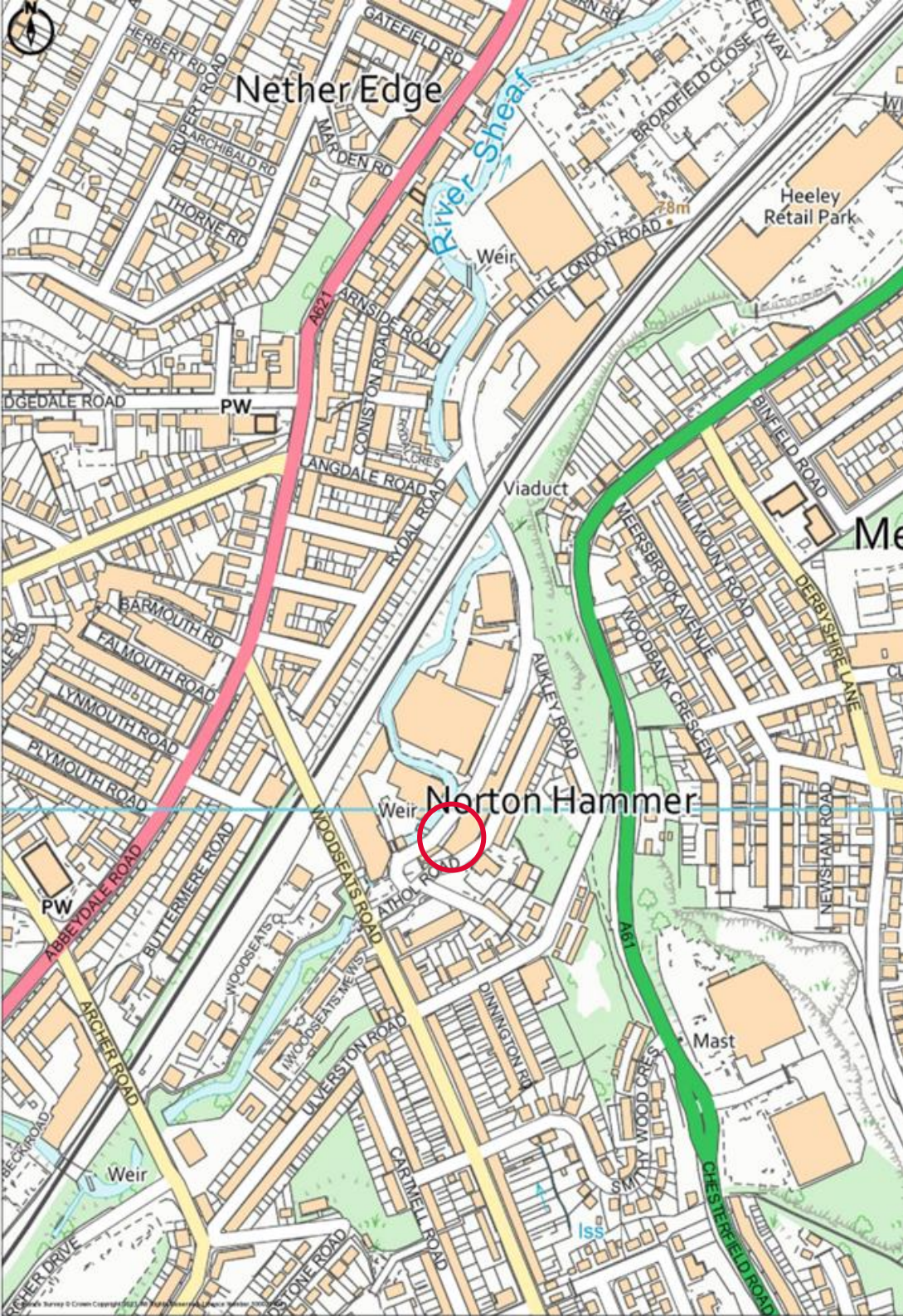
TO LET/MAY SELL.

Refurbished End-Terrace Workshop / Industrial Unit With Yard and Additional Car Park.



Athol Road, Sheffield, South Yorkshire, S8 0PA.

End Terrace Workshop Extending to 13,331 Sq Ft (1,238.51 Sq M) – Available Now.



Location.

The premises are situated on Athol Road within the Woodseats area in South Sheffield. Athol Road is accessed off Woodseats Road, which links to Abbeydale Road (A6125). Abbeydale Road provides access to Sheffield City Centre approximately 2.7 miles to the North of the premises, whilst also links to the Sheffield Parkway (A61) approximately 3 miles to the North East via Queens Road and Sheaf Street. The premises also benefit from access to Chesterfield Town Centre approximately 10.8 miles to the South via Chesterfield Road South and the Unstone-Dronfield By-Pass.

The surrounding area is a mix of commercial and residential, with warehouses / workshops, leisure, offices and housing in the vicinity. Notable surrounding occupiers include Royal Mail, Sheffield Prestige, TopJump Inflatable Park, Quality Freight Services, Synectics, St Johns Ambulance and Europa Worldwide Group.

Description.

The property comprises a single storey end terrace workshop / industrial unit with brick elevations that have been overclad, set beneath a part pitched and part flat roof which has also been overclad as part of the refurbishment. Externally to the side of the property is a gated secure yard. Beyond the side yard is a dedicated hard standing car park which is secured by a chain around the perimeter.

The property has recently been refurbished to comprise the following specification:

- Eaves height of 4.41 metres
- Overhead crane – SWL 3 tons
- Ambi-rad Heaters
- LED Lighting
- 2X Roller shutter loading doors to the front and side elevation
- Offices
- WC facilities
- On a site of 0.482 acres
- Gated side yard
- Further hard standing parking beyond the side yard

Subject to Contract.

Accommodation.

We understand that the property has the following Gross Internal Floor Area (GIA):-

Description	Sq M	Sq Ft
Ground Floor Warehouse	1,238.51	13,331
Total	1,238.51	13,331

Quoting Rent.

The quoting rent is £5.50 per sq ft per annum exclusive.

Terms.

The accommodation is available to let by way of a new Full Repairing and Insuring (FRI) Lease on terms to be agreed.

The Landlord may also consider a sale of the premises. Price on application.

Rateable Value.

The current rateable value is £22,000. Interested parties are advised to make their own enquiries with the Rating Department of the Local Authority.

EPC.

The property has an Energy Performance Certificate (EPC) rating of E101.

Due Diligence.

Interested parties will be requested to provide the agent with company information to comply with anti-money laundering legislation.

VAT.

All figures quoted are subject to VAT at the prevailing rate where applicable.

Costs.

Each party is to be responsible for their own legal costs incurred in any transaction.



Contact.

For further information, or to arrange a viewing, please contact sole agents Knight Frank:.

Kitty Hendrick

+44 114 241 3907

+44 7989 735 137

Kitty.Hendrick@knightfrank.com

Eddie Slater

+44 114 241 3902

+44 7929 796 031

Edward.slater@knightfrank.com

Important Notice

1. Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank in the particulars or by word of mouth or in writing (“information”) as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Knight Frank LLP, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed.
2. (Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.
6. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated January 2025. Photographs dated January 2025.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership.

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Connecting people
& property, perfectly.

