

INDUSTRIAL WORKSHOP

TO LET



**Rear of 2, Orgreave Drive, Dore House Farm Industrial Estate,
Orgreave, Sheffield
S13 9NR**



**BTG
Eddisons**

REAR OF 2, ORGREAVE DRIVE

DORE HOUSE FARM INDUSTRIAL ESTATE, ORGREAVE, SHEFFIELD, S13 9NR



Agreement

To Let



Detail

Industrial Workshop



Rent

£18,000 pax



Size

225.9 sq m (2,431 sq ft)



Location

Sheffield, S13 9NR



Property ID

751.1234589

For Viewing & All Other Enquiries Please Contact:

PAUL ODDY

BSc (Hons)

Director

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Property

The property comprises a traditional brick built workshop beneath a double pitched double skin insulated roof covering incorporating acrylic roof panels.

To the side of the premises is a car park for 3 cars.

Internally the workshop is accessed via one roller shutter vehicle door and has an eaves height of 4.4 m above solid concrete floor.

There are 2 external stores to the rear.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Workshop	211.3	2,274
Two External Stores	14.6	157
WC	-	-
Total GIA	225.9	2,431

Energy Performance Certificate

Available from the agents upon request.

Services

We understand that mains water, three phase electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for B2, B8 and E(g) (iii) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

Rates

Charging Authority: Sheffield City Council
Description: Workshop and Premises
Rateable Value: £12,750

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available **To Let** by way of a new 3, 6 or 9 year Full Repairing and Insuring lease.

Rent

£18,000 per annum exclusive

VAT

We understand that VAT is not payable in this instance, however, interested parties are requested to satisfy themselves as to the applicable VAT position, if necessary by taking the appropriate professional advice.

Legal Costs

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

Anti-Money Laundering

Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

The property is located to the south side of Orgreave Drive on the Dore House Industrial Estate in the Sheffield suburb of Orgreave. Dore House Industrial Estate is located approximately 1 mile south of the Advanced Manufacturing Park and 2 miles south of Junction 33 of the M1.









