

WAREHOUSE/WORKSHOP WITH OFFICES

TO LET (AS A WHOLE OR WILL SPLIT)



**Jessell Street/Cottingham Street, Attercliffe, Sheffield
S9 3HY**



**BTG
Eddisons**

JESSELL STREET/COTTINGHAM STREET

ATTERCLIFFE, SHEFFIELD, S9 3HY



Agreement

To Let



Detail

Warehouse/Workshop with
Offices



Rent

£70,000 pax



Size

1,434.6 sq m (15,441 sq ft)



Location

Sheffield, S9 3HY



Property ID

751.1234674

For Viewing & All Other Enquiries Please Contact:

PAUL ODDY

BSc (Hons)

Director

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Property

The property comprises of a detached warehouse/workshop unit with adjacent two storey offices and separate workshop in a complex of units with roller shutter commercial vehicle access doors to the front of each. Eaves heights to each workshop are between 6.3 m and 8.0 m. The adjacent office provides reception, trade counter, kitchen and WC facilities as well as compartmentalised offices.

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 and Store	659.0	7,093
Warehouse	586.7	6,315
Two Storey Offices, Trade Counter and WC	188.9	2,033
Total GIA	1,434.6	15,441

Energy Performance Certificate

Rating: D(85)

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: £43,750

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** as a whole or in 2 parts by way of a new 3, 6 or 9 year Full Repairing and Insuring Lease with 3 year upward only rent review at an initial rent of £70,000 per annum exclusive.

Rent

£70,000 per annum exclusive

VAT

VAT may be charged in addition to the rent at the prevailing rate.

Legal Costs

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

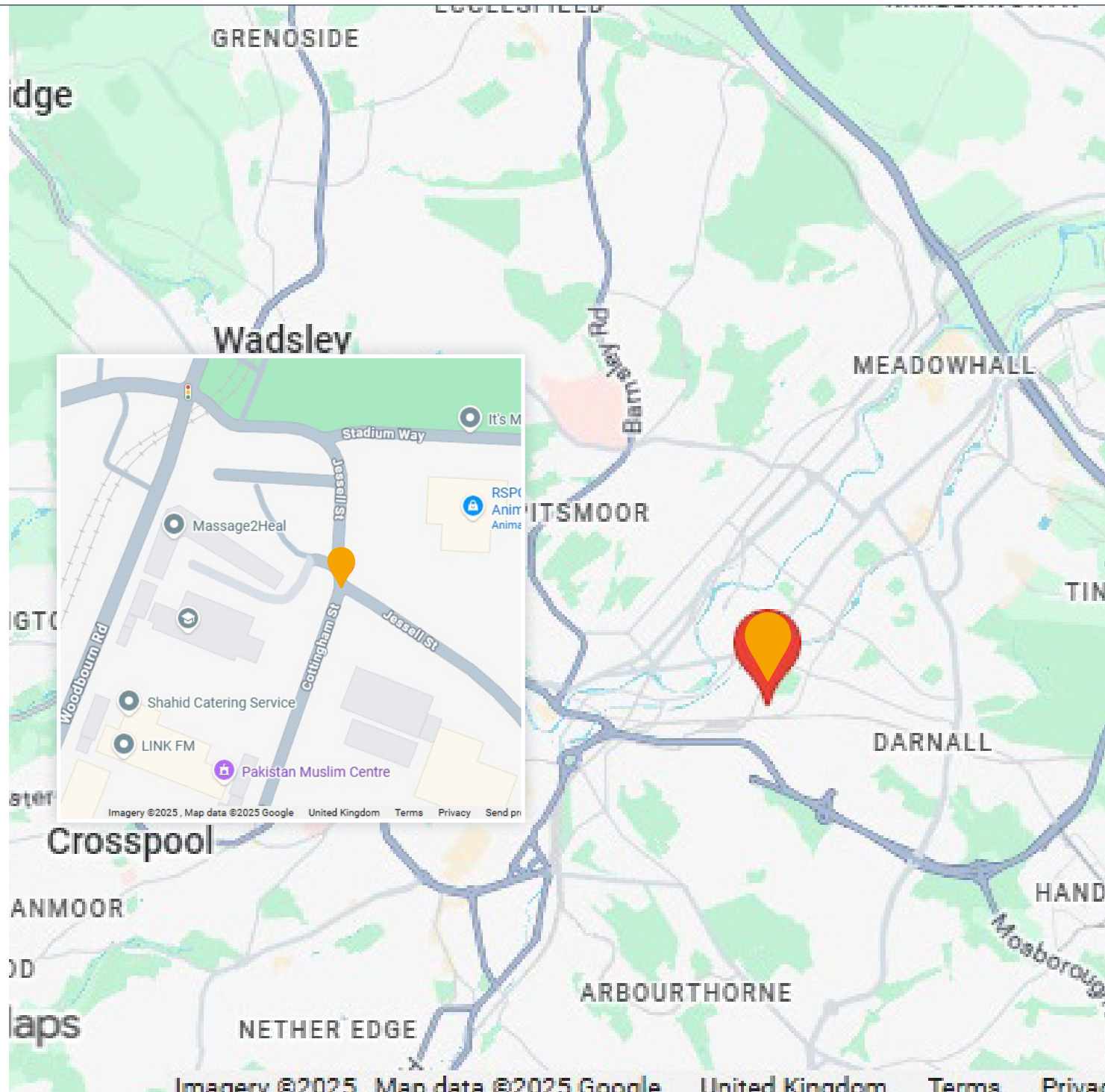
Anti-Money Laundering

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 Jessell Street approximately 200 yards away from the junction with Woodburn Road which in turn provides good access to Attercliffe Road.

Sheffield City Centre lies approximately two and a half miles to the west whilst Junction 34 of the M1 Motorway is two and a half miles to the west.





Google Maps



