

Property Consultants



Crosthwaite
COMMERCIAL

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Hawk Works, 105A Mary Street, Sheffield S1 4RT

To Let

Norton House, 169 Rutland Road, Sheffield, S3 9PT



- Ground Floor Showroom & Warehouse With Secure Yard
- Prominent Location Fronting Rutland Road
- Suitable For a Variety of Uses
- Easy Access to M1 & City Centre
- Approximately 4,428 sq ft (411.5 sq m)
- Available To Let – Due to Retirement

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LOCATION

Norton House fronts onto Rutland Road (B6070), which is part of Sheffield's outer ring road, leading directly onto Penistone Road (A61) and Barnsley Road (A6135) which leads to Meadowhall and the M1.

The premises offer easy access into Sheffield City Centre and to the M1 at Junctions 34, 35 and 36. Nearby is Parkwood Industrial Estate and there are a number of local and national businesses in the immediate vicinity.

DESCRIPTION

This self-contained ground floor premises provides a showroom to the front along with offices, storage and a warehouse to the rear.

The showroom space is open plan with excellent frontage onto Rutland Road, providing great visibility. To the rear are office and storage areas which can be accessed separately externally or from both the warehouse and the showroom. The warehouse is brick built with a steel pitched roof, which has roller shutter access from the yard. The eaves height is approximately 3 meters.

To the side of the building there is a secure yard with car parking.

ACCOMMODATION (Approx gross internal areas)

Warehouse/Stores	1,913 sq ft	177.8 sq m
Office	1,184 sq ft	110.0 sq m
Showroom	1,331 sq ft	123.7 sq m
Total	4,428 sq ft	411.5 sq m



RENT DEPOSIT

A rent deposit maybe held as a bond over the term of the lease.

RENT

The rent is **£35,000 per annum**. VAT is not payable on the rent.

LEASE

The premises are available on a new lease for a term to be agreed, subject to periodic reviews.

PLANNING

The premises benefit from an E class planning consent. This allows the premises to be used for the former A1 (retail), A2 (professional services), A3 (café & restaurant), B1 (Office use), and D1 (gyms, clinics, health centre and day nursery) uses, without the need for a change of use. Other uses may be considered subject to planning.

RATES

The premises are currently assessed for rates as follows –

Workshop & Premises Rateable Value - £14,250

A degree of small business rates relief could be available, subject to status.

LEGAL COSTS

Each party are to be responsible for the payment of their own legal costs.

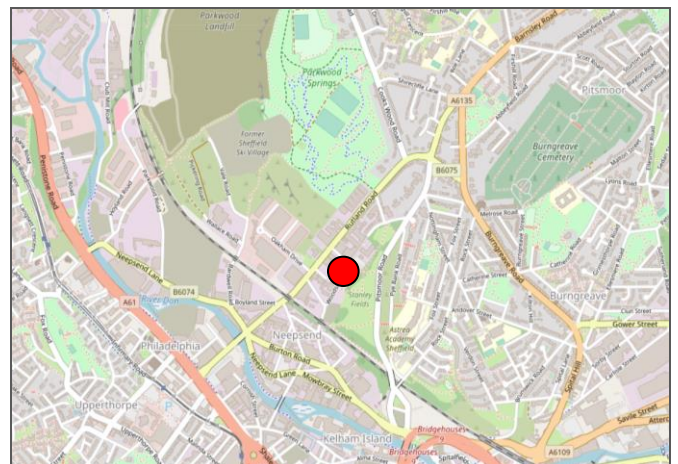
VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agent detailed below.

Mark Holmes - Crosthwaite Commercial

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SUBJECT TO CONTRACT AND AVAILABILITY

May 2023