

**WORKSHOP/WAREHOUSE AND OFFICES**

**TO LET (BY ASSIGNMENT, UNDERLETTING OR POSSIBLE NEW LEASE)**



**Unit A, Winston Business Park, Churchill Way, Chapeltown,  
Sheffield, S35 2PS**

**Eddisons**

# UNIT A, WINSTON BUSINESS PARK

CHURCHILL WAY, CHAPELTOWN, SHEFFIELD, S35 2PS



Agreement

To Let (by Assignment,  
Underletting or Possible New  
Lease)



Detail

Workshop/Warehouse and  
Offices



Rent

£77,000 pax



Size

589.4 sq m (6,344 sq ft)



Location

Sheffield, S35 2PS



Property ID

**For Viewing & All Other Enquiries Please Contact:**

**PAUL ODDY**

**BSc (Hons)**

**Director**

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07855 463945

0114 244 9121

## Property

The property comprises a detached hybrid workshop/warehouse and office unit together with 12 car parking spaces.

## 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 <sup>2</sup>	ft <sup>2</sup>
Ground Floor		
Workshop/Warehouse	177.0	1,905
Offices	161.9	1,743
First Floor		
Offices	250.5	2,696
Total GIA	589.4	6,344

## Energy Performance Certificate

Rating: B(29)

## Services

We understand that mains water, electricity, gas 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:** Business Unit and Premises  
**Rateable Value:** £49,250

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 sub-letting or assignment of the existing occupational lease to November 2026, however, a longer term may be available for the whole, subject to Freeholder's agreement.

## Rent

**£77,000 per annum exclusive**

## VAT

We understand that VAT is charged on the rent and/or any service charge or other items or payments detailed above.

## 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

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The property is located on the north end of Churchill Way accessed via Thorncliffe Road which gives a direct link to Junction 35A of the M1 Motorway, approximately a quarter of a mile to the east.





