

Warehouse/Workshop

To Let



Unit A1, 47 Clay Street, Attercliffe, Sheffield
S9 2PF



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Agreement

To Let



Detail

Warehouse/Workshop



Rent

£44,000 pax



Size

635.81 sq m (6,844 sq
ft)



Location

Sheffield, S9 2PF



Property ID

751.1224509

For Viewing & All Other Enquiries Please Contact:

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BSc(Hons)

Director

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Property

The property is currently configured to provide an open span warehouse with integral ground floor welfare and office accommodation. There is exclusive yard accommodation within hardstanding in front of the unit. Vehicular access is via two roller shutter doors into open span accommodation.

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
Warehousing, Office and Welfare	548.1	5,900
Mezzanine Stores	87.7	944
Total GIA	635.8	6,844

Energy Performance Certificate

Rating: D(99)

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: Warehouse and Premises
Rateable value: £26,250 from 1 April 2026

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 with 3 year upward only rent review at an initial rent of £44,000 per annum exclusive.

Rent

£44,000 per annum exclusive

VAT

VAT may be payable on the rental or other items detailed above.

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

In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective tenants prior to instruction of solicitors.

Location

The property is located within the Sheffield suburb of Attercliffe approximately 2 miles north east of Sheffield City Centre and 2 miles south west of Junction 34 of the M1 Motorway.





Google Maps



