

Warehouse/Workshop

To Let



Unit 6, Carlisle Business Park, Chambers Lane, Sheffield
S4 8DA



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Chambers Lane, Sheffield, S4 8DA



Agreement

To Let



Detail

Warehouse/Workshop



Rent

£25,750 pax



Size

250.2 sq m (2,693 sq ft)



Location

Sheffield, S4 8DA



Property ID

751.1243807

For Viewing & All Other Enquiries Please Contact:

Paul Oddy

BSc(Hons)

Director

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Property

The property is currently configured to provide an open span workshop with integral ground and first floor welfare and office accommodation. There is a shared yard within the hardstanding in front of the unit. Vehicular access is via a single roller shutter vehicle access door.

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
Ground Floor		
Workshop, Office and WC	234.8	2,527
First Floor		
Kitchen and Canteen	15.4	166
Total GIA	250.2	2,693

Energy Performance Certificate

Rating: D(88)

Services

We understand that mains water, three phase electricity, gas and drainage supplies are available or 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: £19,500
Period: 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 £25,750 per annum exclusive of service charge.

Rent

£25,750 per annum exclusive

VAT

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

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.

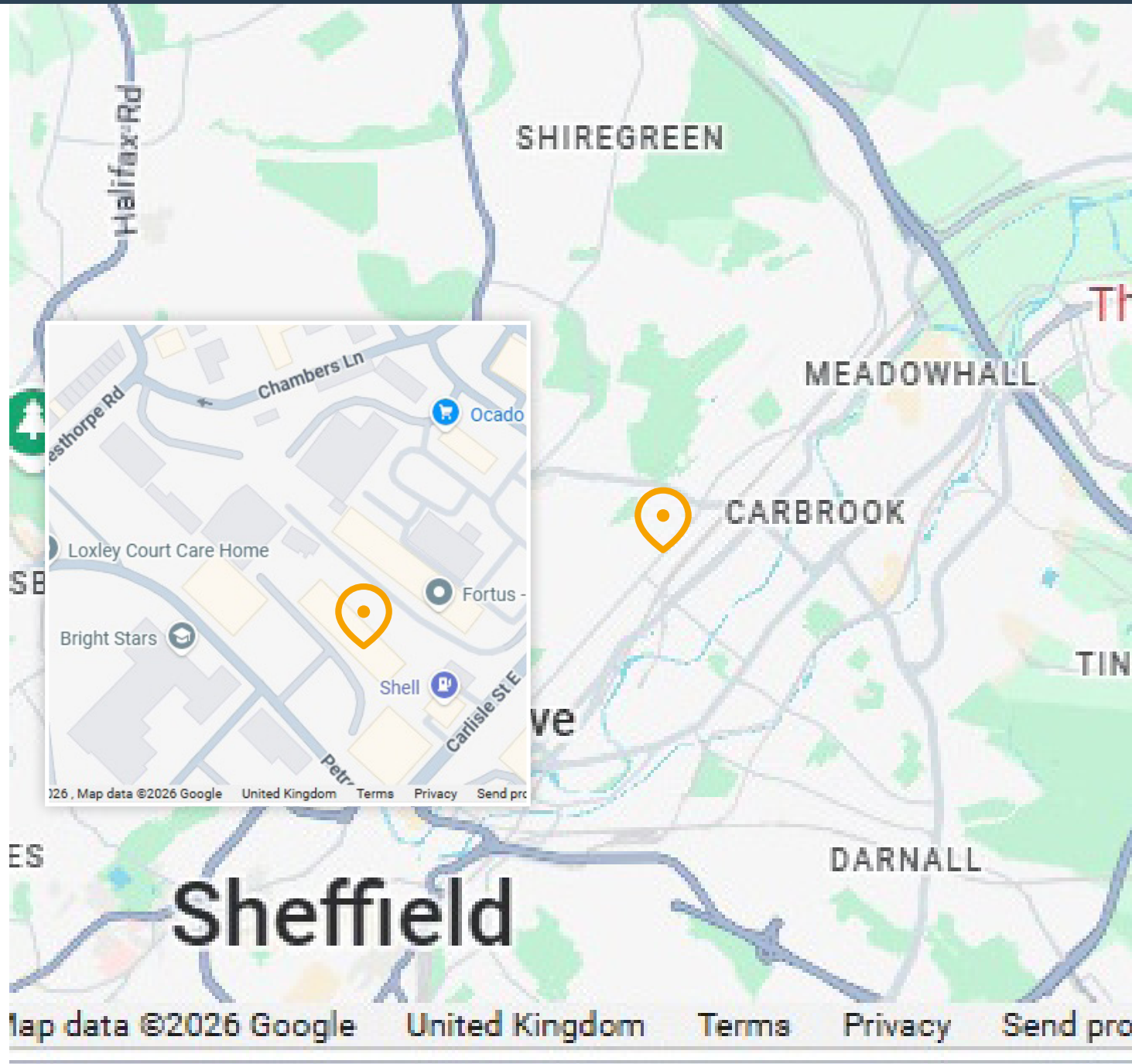
Anti-Money Laundering

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 in the Sheffield Lower Don Valley just off Carlisle Street and accessed via Upwell Street and Chambers Lane.

Junction 34 of the M1 Motorway is 1 mile to the east and Sheffield City Centre 4 miles to the south west.





Google Maps



