

COMMERCIAL

TO LET



Unit 7, Atlas Business Park, Starnhill Close, Ecclesfield, Sheffield
S35 9TG

Eddisons

UNIT 7, ATLAS BUSINESS PARK

STARNHILL CLOSE, ECCLESFIELD, SHEFFIELD, S35 9TG



Agreement

To Let



Detail

Commercial



Price

£18,000 per annum exclusive



Size

189.1 sq m (2,035 sq ft)



Location

Sheffield, S35 9TG



Property ID

751.1229644

For Viewing & All Other Enquiries Please Contact:

PAUL ODDY

BSc (Hons)

Director

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Property

The property comprises an end of terrace workshop of steel portal frame construction with mono pitched roof.

The property has a roller shutter security vehicle access door in the front elevation and an eaves height of 5.4 m above a solid concrete floor.

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, Offices and WC	1891	2,035
Total GIA	1891	2,035

Energy Performance Certificate

Rating: D(93)

Services

We understand that mains water, three phase 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: Workshop and Premises
Rateable Value: £10,250

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 3, 6 or 9 year full repairing and insuring lease.

Rent

£18,000 per annum exclusive

VAT

We understand that VAT may be charged on the rental. Interested parties should satisfy themselves as to the applicable VAT position 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 tenant prior to instruction of solicitors.

Location

The property is located to the south side of Starnhill Close, approximately 50 yards away from the junction with Station Road and a ¼ mile east of the A6135 Chapeltown Road which provides good access to Junction 35 of the M1 motorway. Sheffield City Centre lies approximately 8 miles to the south west also via the aforementioned A6135.







