

Workshop/Offices

To Let



Rex Works, Harvest Lane, Sheffield
S3 8EB



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Agreement

To Let



Detail

Offices/Workshops



Price

£11,500



Size

213.4sq m (2,297 sq ft)



Location

Sheffield, S3 8EB



Property ID

751.1242584

For Viewing & All Other Enquiries Please Contact:

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BSc(Hons)

Director

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Property

The property comprises an office/workshop of traditional construction beneath a shallow double pitched roof covering.

Internally the property is arranged with main office to the front elevation with workshops to the rear accessed via shared vehicle alleyway.

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		
Offices, Kitchen and WC's	148.7	1,611
Rear Workshops	63.7	686
Mezzanine Store	10.6	115
Total GIA	213.4	2,297

Energy Performance Certificate

Rating: D(92)

Services

We understand that mains water, gas, electricity 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

Part of a larger assessment.

A contribution to the business rates will be charged back on a pro-rata basis.

Tenure

The property is available **To Let** by way of a 3, 6 or 9 year full repairing and insuring lease.

Rental

Asking Rental – £11,500 per annum exclusive

VAT

VAT is not payable.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

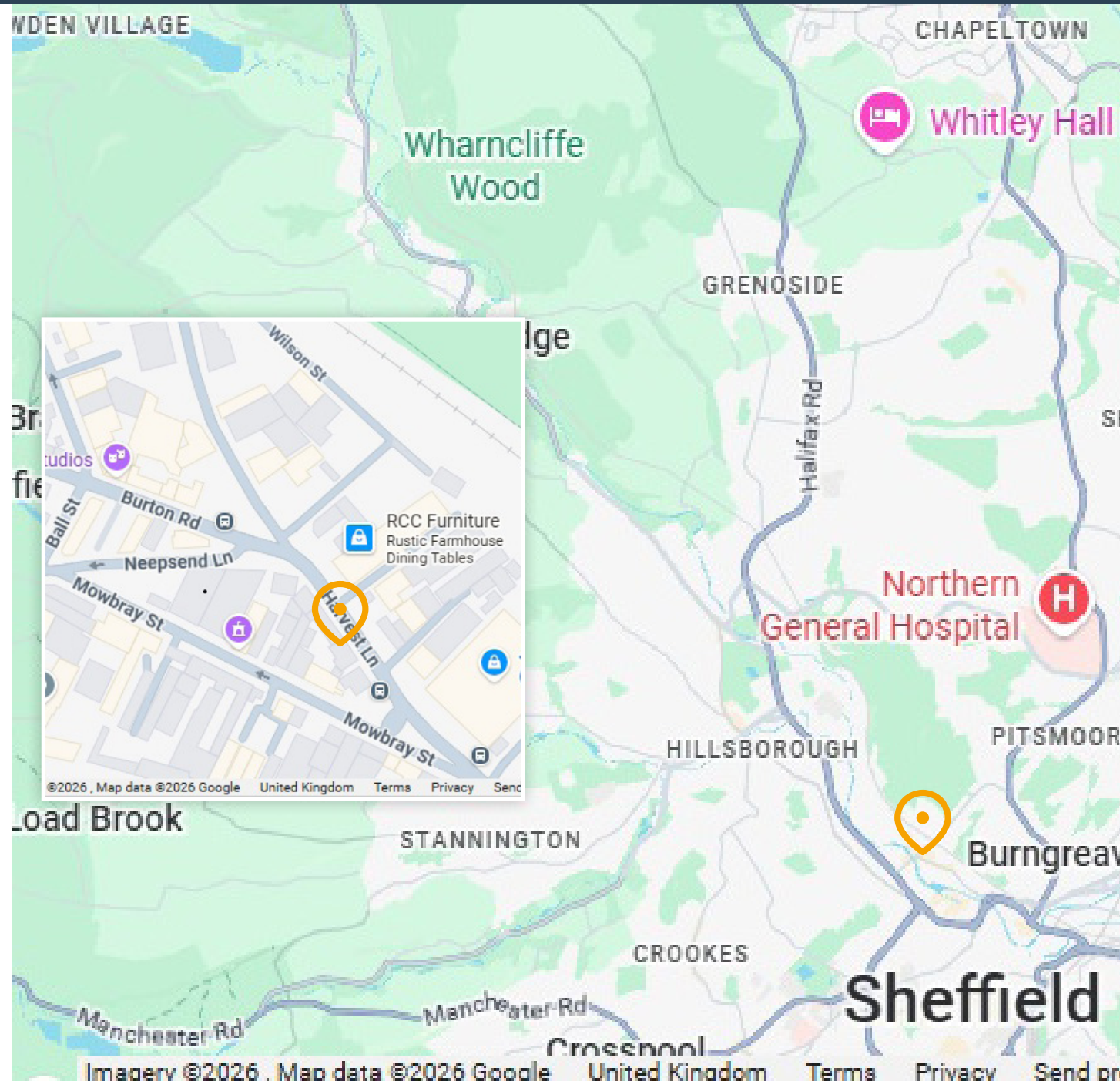
Anti-Money Laundering

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 situated in a prominent position on the main route through the area of the City known as Kelham Island.

Kelham Island is the recently gentrified area of the City and now provides a busy and thriving cosmopolitan location.





Google Maps



