



To Let

**Unit 8B
Sheffield Industrial Estate
Surbiton Street
Sheffield
S9 2DN**

- Modern Trade/Warehouse Premises
- 4,887 sq ft (454 sq m)

SUBJECT TO CONTRACT

RhodesCRE Limited

Contact: Simon Rhodes

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Location

The property is located on Surbiton Street within the well-established Sheffield Industrial Estate which provides direct access to Junction 34 of the M1 Motorway within 1.5 miles via A6178 Attercliffe Common.

Occupiers on the estate include Screwfix, Toolstation, Fed Ex and Arrow Self Drive amongst others.

Description

The property presents well, providing good quality clear span warehouse space with ancillary accommodation, benefitting from the following:

- Steel portal frame construction with insulated cladding to the elevations and roof with brickwork and blockwork skin
- Translucent roof lights
- Level concrete floor
- Sodium lighting and gas heating to warehouse
- 1 full height level access loading doors
- Ground floor offices, reception and toilet facilities
- External concrete yard with car parking to the front

Floor Area

We calculate the property has the following Gross Internal Area (GIA):

454 sq m (4,887 sq ft)

This information is provided for guidance purposes only)

Business Rates

We understand the following from Sheffield City Council:

Rateable Value 2025/2026	£25,500
Rates Payable	£12,724.50

(This information is provided for guidance purposes only, prospective parties are advised to undertake their own enquiries of the Local Authority)

EPC

EPC available upon request from the agent

Lease

The property is available by way of an assignment or sublease until 12 June 2029 at a passing rent of £36,500 per annum

VAT

We understand that VAT will be payable at the standard rate

Anti-Money Laundering

To comply with regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Further Information

For further information or to arrange a viewing please contact agents Rhodes CRE:

Simon Rhodes - simon@rhodescre.com
Tel: +44 (0) 7795 010203

IMPORTANT NOTICE

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