



Unit 3, North Anston Business Centre, Houghton Road, North Anston, Sheffield S25 4JJ

# Unit 3, North Anston Business Centre

Houghton Road, North Anston, Sheffield, South Yorkshire, S25 4JJ



## Agreement

To Let



## Detail

Industrial & Offices



## Rent

£24,000 pax



## Size

309.36 sq m (3,330 sq ft)



## Location

Sheffield, S25 4JJ



## Property ID

751.1236864

**For Viewing & All Other Enquiries Please Contact:**

**George Thompson**

FRICS

Director

T: 0114 244 9121

M: 07831446313

E: [george.thompson@eddisons.com](mailto:george.thompson@eddisons.com)

## Property

The property comprises a semi-detached two storey pavilion style business unit being surmounted by a pitched tiled roof over. The property is arranged with workshop and offices at ground floor with first floor providing a variety of modular partitioned office areas, kitchenette and separate male and female W.Cs.

Externally there is parking immediately to the front of the unit.

## 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 <sup>2</sup>	ft <sup>2</sup>
Ground Floor		
Workshop and Offices	154.68	1,665
First Floor		
Offices	154.68	1,665
Total GIA	309.36	3,330

## Energy Performance Certificate

Rating:C(64) valid until 26 November 2033

## Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. The property also benefits from solar panels to the roof. 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 from 1 April 2023  
 £21,000 from 1 April 2026  
**UBR:** 0.546  
**Period:** 2024-2025

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 lease on Full Repairing and Insuring terms with provision for three yearly rental reviews.

## Rent

**£24,000 per annum exclusive**

## Service Charge

There will be a service charge of £2,400 for the maintenance of external areas and common parts.

## VAT

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

## 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 to the southern side of Houghton Road in a development of seven two storey business units with gated entrance and car parking. Houghton Road gives access onto Monksbridge Road (B6463) which subsequently adjoins the A57 and gives access to Junction 31 of the M1 Motorway within two miles of the subject property.







