TO LET / MAY SELL

DARNALL WORKS

Total Site Area 7.16 acres (2.9ha)

DARNALL ROAD, SHEFFIELD, S9 5AB

62,884 SQFT (5,842 SQM) with CRANEAGE
DARNALL WORKS

DESCRIPTION

The property is accessed off Darnall Road, and comprises several industrial units. By the site entrance is a 2 storey building with works accommodation on the ground floor and recently refitted offices to the first floor.

To the middle of the site is the main factory unit, of steel truss frame construction with brick cladding at low level. The main bay is 8m to the eaves, and benefits from 5x5t cranes and 1x10t crane, and sodium lighting. There are 5 ground level doors providing access.

There is a large concrete surfaced outside storage and service area, part of which is fenced off.

SERVICES

We understand the property benefits from mains gas, electricity, water and drainage. Interested parties should satisfy themselves in this respect.

BUSINESS RATES

We understand from the VOA website that the property has the following assessment for Business Rates:

REFERENCE - N00000219960002
ADDRESS - Mayflower Works, Darnall Road, Sheffield, S9 5AB
RATEABLE VALUE - £73,000
RATES PAYABLE FOR 2014/5 - £35,186

PLANNING

In the Sheffield Unitary Development Plan, the site is allocated within a ‘Mixed Use Area’. Within the emerging Local Development Framework, the site is allocated within a ‘Flexible Use Area’. As such, a wide variety of uses will be considered in principle.

We understand the previous use of the site was a combination of B1c (Light Industrial) and B2 (General Industrial). Interested parties should make their own enquiries with Sheffield City Council.

TERMS

The property is available to let by way of a new lease. Alternatively a freehold sale may be considered.

ACCOMMODATION

We have measured the premises to have the following approximate gross internal areas:

<table>
<thead>
<tr>
<th>BUILDING</th>
<th>SQ FT</th>
<th>SQ M</th>
</tr>
</thead>
<tbody>
<tr>
<td>Main factory area</td>
<td>41,855</td>
<td>3,888.6</td>
</tr>
<tr>
<td>Main factory lean to</td>
<td>1,224</td>
<td>113.7</td>
</tr>
<tr>
<td>‘Profile’ unit</td>
<td>4,496</td>
<td>417.7</td>
</tr>
<tr>
<td>SUB TOTAL - Main Factory / Profile unit</td>
<td>47,575</td>
<td>4,420</td>
</tr>
<tr>
<td>Front unit – ground floor works area</td>
<td>7,981</td>
<td>741.5</td>
</tr>
<tr>
<td>Front unit – first floor offices</td>
<td>7,328</td>
<td>680.8</td>
</tr>
<tr>
<td>SUB TOTAL - Front unit</td>
<td>15,309</td>
<td>1,422.3</td>
</tr>
<tr>
<td>TOTAL</td>
<td>62,884</td>
<td>5,842.3</td>
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</tbody>
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CONTACT

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SUBJECT TO CONTRACT