



14B Orgreave Close, Dore House Farm Industrial Estate, Orgreave,
Sheffield, S13 9NP

Eddisons

14B ORGREAVE CLOSE

DORE HOUSE FARM INDUSTRIAL ESTATE, ORGREAVE, SHEFFIELD, S13 9NP



Agreement

To Let



Detail

Industrial Workshop



Rent

£35,000 pax



Size

485.4 sq m (5,225 sq ft)



Location

Sheffield, S13 9NP



Property ID

751.1228405

For Viewing & All Other Enquiries Please Contact:

PAUL ODDY

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Director

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Property

The property comprises a traditional brick built workshop beneath a double pitched double skin roof covering incorporating acrylic roof panels.

To the front, sides and rear of the premises is a modest hard surfaced yard area.

Internally the workshop is accessed via two roller shutter vehicle doors and has an eaves height of 4.1 m above solid concrete floor. There are ancillary offices to the front elevation providing six offices and WC's.

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	353.0	3,800
Six Offices and WC's	132.4	1,425
Total GIA	485.4	5,225

Energy Performance Certificate

Rating: D(91)

Services

We understand that mains water, three phase electricity and drainage supplies are available and connected to the property. The property also benefits from wall mounted electric convector heaters in the offices. 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: £24,750

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 new 3, 6 or 9 year Full Repairing and Insuring lease.

Rent

£35,000 per annum exclusive

VAT

We understand that VAT is not payable in this instance, however, interested parties are requested to satisfy themselves as to the applicable VAT position, if necessary 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

Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

The property is located to the south side of Orgreave Close on the Dore House Industrial Estate in the Sheffield suburb of Orgreave. Dore House Industrial Estate is located approximately 1 mile south of the Advanced Manufacturing Park and 2 miles south of Junction 33 of the M1.





Google

