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To Let

FLEXIBLE LEASE TERMS

The JC Albyn Complex, Burton Road, Albyn Works, Neepsend, Sheffield, S3 8BZ

OFFICES/STUDIOS/WORKSHOP

Tenure	To Let
Available Size	138 to 1,498 sq ft / 12.82 to 139.17 sq m
Rent	£2,227.20 per annum From
Business Rates	Tenant to be responsible for business rates
EPC Rating	Upon Enquiry

Key Points

- Available to let on flexible lease terms.
- Within a short distance of the A61 Ring Road.
- Hub of varied creative businesses.
- Placed within a short distance of Sheffield City Centre in the up and coming Neepsend/Kelham Island Cultural Heritage Quarter.
- Sheffield Parkway (A57) within 1 mile.

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Summary

Available Size	138 to 1,498 sq ft
Rent	£2,227.20 per annum From
Business Rates	Tenant to be responsible for business rates
EPC Rating	Upon Enquiry

Description

A variety of office, studio and workshop accommodation is available in this former Victorian Mill complex. The property
boasts a number of exposed character features. On site parking available subject to negotiation. Free on street parking.

Location

Located on the junction of Burton Road and Percy Street in the increasingly popular Neepsend area of Sheffield, which is a short distance north of Sheffield City Centre. It is within one mile of the A57 Sheffield Parkway and in Sheffield's cultural heritage quarter. The property benefits from good road and bus links with free on street parking available.

Albyn works is currently home to Sheffield Brewery Company and bar, several industrial engineers and a large hub of Sheffield independent crafters and makers.

Albyn Works is located in the heart of the regenerated Neepsend area, across the road from Peddlers market and Kelham arcade, and just down the road from several pubs and bars and Cutlery Works food hall.

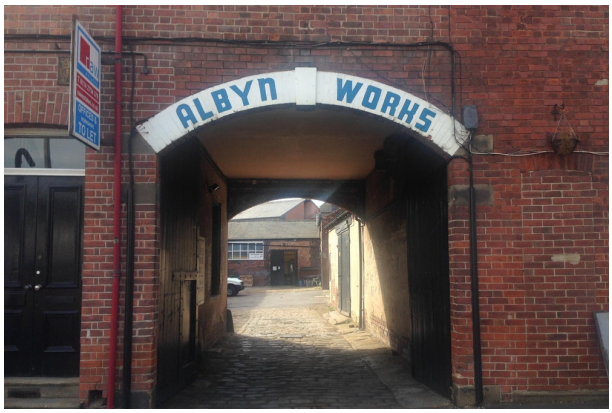
Accommodation

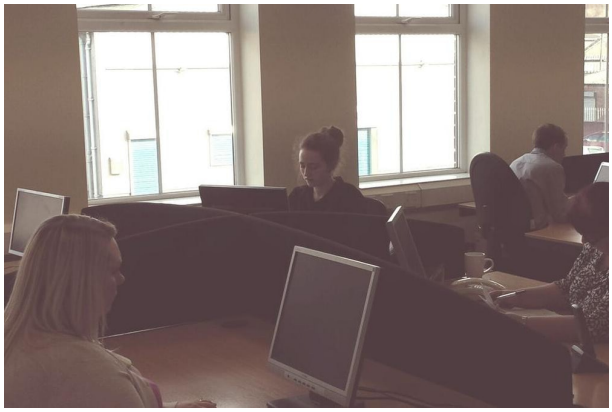
The rental figures are inclusive of VAT and insurance. PLEASE NOTE: The landlord does not wish to permit any automotive repair or related uses on site.

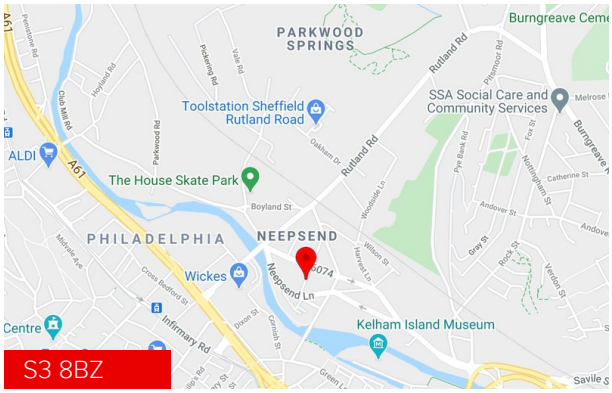
Floor/Unit	Description	Building type	Sq ft	Rent
1st	Unit 205	Office	230	£2,352 per annum
1st	Unit 209	Office	138	£3,073.46 per annum
1st	Unit 210	Office	241	£5,600.90 per annum
1st	Unit 212	Office	628	£14,208 per annum
Ground	Workshop	Industrial	1,256	£1,160.90 per month

Services

The property has the benefit of mains water, electricity and drainage with the first and second floor accommodation having the same but with the benefit of gas.







Viewing & Further Information

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