



## Modern Industrial/Warehouse Unit Size 4,500 sq ft (418 sq m)

- Quality warehouse unit
- 2 miles from J34 M1
- Available March 2021

# Modern Industrial/Warehouse Unit – To Let

## Size 4,500 sq ft (418 sq m)

### Location

The subject premises are situated on Stevenson Way, immediately off Stevenson Road, in the heart of Sheffield's Lower Don Valley, 2 miles from J34 M1. The location is in close proximity to Meadowhall, providing excellent staff amenities and public transport links.

### Description

The property comprises a modern industrial/warehouse unit of steel portal frame construction, situated within a small, private estate of 5 industrial buildings. The building has brick and steel profile clad elevations.

Benefitting from the following: -

- Ground floor office
- Full height roller shutter door
- Roof lights
- Warehouse lighting
- External yard area with car parking spaces
- Male and female WC's

### Terms

The property is available to let as a whole, by way of a new lease on FRI terms to be agreed. Quoting rent is **£25,875 per annum** (£5.75 psf)

### EPC Rating

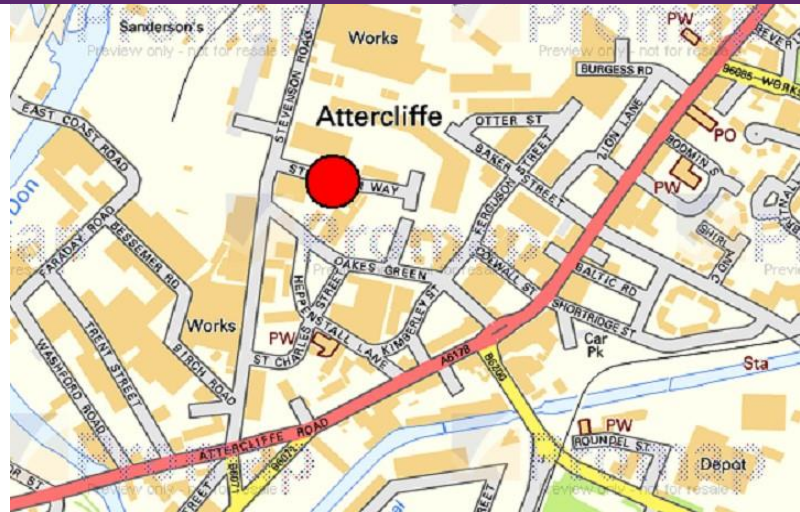
Available upon request.

### Legal Costs

Each party to bear their own legal costs incurred in any transaction.

### VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.



### Further Information

All enquiries through the joint agents CPP or Knight Frank:

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### Date of Particulars

November 2020



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