



## Prominent Industrial/Warehouse Unit Size 26,661 sq ft (2,476.9 sq m)

- Well Located Unit between Savile Street and Attercliffe Road
- Prominent Unit fronting arterial road network with 20,000 vehicles per day
- Large Secure Yard – Full Perimeter Fencing and Separate Secure Access

# Prominent Industrial/Warehouse Unit – To Let

## Size 26,661 sq ft (2,476.9 sq m)

### Location

The property is located in an extremely prominent position fronting Savile Street (A6109) leading to Brightside Lane, approximately 1 mile North East of Sheffield city centre. The location is a main arterial route linking Sheffield centre with Junction 34 of the M1 Motorway.

The property is in an extremely prominent position, benefitting from c.20,000 vehicle movements each day.

### Description

The subject property comprises a multi bay industrial/warehouse unit of steel portal framed construction and associated yard. Access to the site is via a dedicated access along Sutherland Street with additional access via Saville Business Park.

Externally the unit provides a large secure hard standing yard and parking area. The yard benefits from a separate access and is fully secured by perimeter fencing.

### Accommodation

The property has the following Gross Internal Area measurements: -

| Area         | SQ M            | SQ FT         |
|--------------|-----------------|---------------|
| Offices      | 106.90          | 1,151         |
| Valet Bay    | 277.90          | 2,991         |
| Warehouse    | 2,092.08        | 22,519        |
| <b>Total</b> | <b>2,476.88</b> | <b>26,661</b> |
| Canopy       | 45.16           | 486           |

### 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.

### Terms

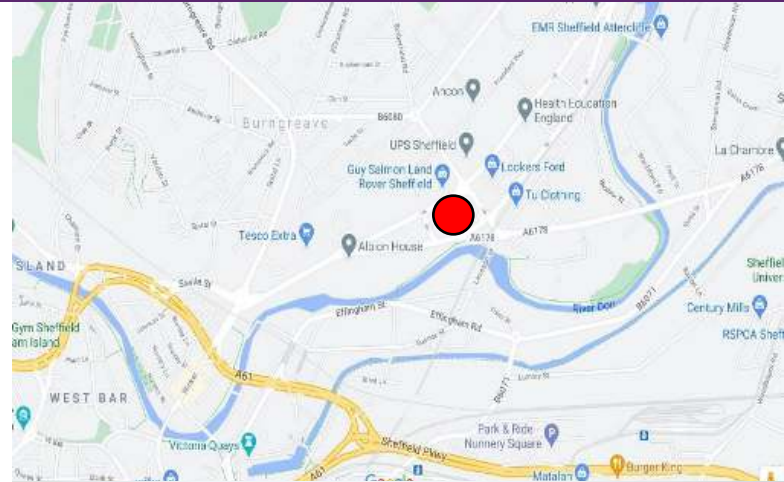
The property is available as a whole on new FRI lease terms. Quoting rent is **£173,000 per annum (£6.50 psf)**.

### EPC Rating

The premises currently have an Energy Performance Asset Rating of C 51.

### Rateable Value

The property is designated as "Vehicle Repair Workshop & Premises" with a rateable value of £90,000.



### Further Information

For further information please contact the below, or our joint agent MJB Commercial Property.

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### Date of Particulars

October 2020

### Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

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