



Industrial/Warehouse Unit – For Sale

Size 6,298 sq ft (585 sq m)

- Detached Industrial Unit
- Excellent access to Junction 33 of the M1 motorway
- Established Commercial Location

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Location

The property is located within Dore House Industrial Estate, Sheffield which is an established location situated within close proximity to Junctions 31 and 33 of the M1 motorway. The location is considered an established industrial estate located approx. 6 miles east of Sheffield city centre in Handsworth. The surrounding occupiers are predominantly industrial with the Advanced Manufacturing Park just 1.5 miles away.

Description

The available property comprises a detached industrial/warehouse unit with associated offices, yard space and car parking area to the front. The unit benefits from being detached within a well-established industrial estate. The unit benefits from roller shutter access door and eaves height of 3.5m to the underside extending to 8m at the apex. The premises also benefit from an adjoining office block and WC facilities.

Accommodation

From the measurements taken we have measured the property to have the following gross internal area:

AREA	SQ M	SQ FT
Warehouse & Offices	530.72	5,712
Mezzanine	54.44	670
Total inc Mezz	585	6,298

Terms

The property is available for sale with a quoting figure of **£400,000**.

EPC Rating

Full EPC available on 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

For further information please contact the sole agents CPP: Ed Norris

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Date of Particulars

June 2021



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