



## Prominent Refurbished Industrial Unit Size 5,473 sq ft (508.5 sq m)

- Close to Meadowhall
- Industrial/Trade unit with office space
- Established Trade Counter Location

# Refurbished Industrial Unit – To Let

## Size 5,473 sq ft (508.5 sq m)

### Location

Meadowhall Trade Centre occupies a prominent and highly visible location fronting the A6109 Meadowhall Road. This is the main arterial route between the M1 at Junction 34 and Sheffield City Centre, which lay within 1 mile and 5 miles to the North and South respectively. The estate lies directly opposite Meadowhall Shopping Centre, which provides excellent staff amenities.

### Description

The remaining unit comprises an industrial unit of steel portal frame construction. The premises has undergone refurbishment and offers a fantastic opportunity in a sought after location. The unit provides two roller shutter entrances from a shared yard. Other occupiers at this location include Topps Tiles, Goodyear and Speedy Hire.

The premises benefit from the following facilities/specification:

- 2 Roller shutter doors
- 5.8 metres eaves height
- Integral office and toilet facilities
- 3 phase power supply
- Communal yard area
- Generous car parking

### Accommodation

From the measurements provided we understand that the property benefits from the following gross internal area:-

Description	Sq ft	Sq m
Warehouse	5,473	508.5
<b>Total</b>	<b>5,473</b>	<b>508.5</b>

### 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 by way of a new lease on FRI terms.

### EPC Rating

This is available upon request.



### Further Information

For further information please contact us on the below details:-

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### Date of Particulars

October 2019



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