



COMMERCIAL PROPERTY PARTNERS

**To Let**  
Unit 4 Hydra Business Park, Nether Lane  
Ecclesfield  
Sheffield  
S35 9ZX



## Modern Unit - To Let

6,525 Sq Ft (606.17 Sq M)

- Modern Unit
- 2 Storey Office Accommodation
- Close to Junction 35 M1

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### Location

Hydra Business Park is an established business park with a variety of uses including showrooms, warehousing, offices and distribution. The site is ideally located with access to Junction 35 of the M1 approximately 1 mile away.

The property is located within 9 miles of Sheffield City Centre and approximately 10 miles south of Barnsley Town centre.

The Business Park is situated close to J35 of the M1 Motorway and in close proximity to the newly developed Smithywood Business Park.

Unit 4 offers prominence along Nether Lane, which is a main route leading to Junction 35 of the M1.

### Description

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Unit 4 provides a prominent unit fronting the main road and therefore could be considered for trade counter users.

#### Description

The property comprises a semi detached modern warehouse unit with two story office section. The unit provides a generous yard provision to the front of the unit. Access to the unit is via a loading door with a separate access leading to the reception and office section of the building.

### Accommodation

| DESCRIPTION  | SQ FT              | SQ M               |
|--------------|--------------------|--------------------|
| Ground Floor | 5,223              | 485.22             |
| FF Offices   | 1,302              | 120.96             |
| <b>TOTAL</b> | <b>6,525 SQ FT</b> | <b>606.17 SQ M</b> |

### Terms

FRI Terms to be agreed with a quoting rent of £45,675 pa

### VAT

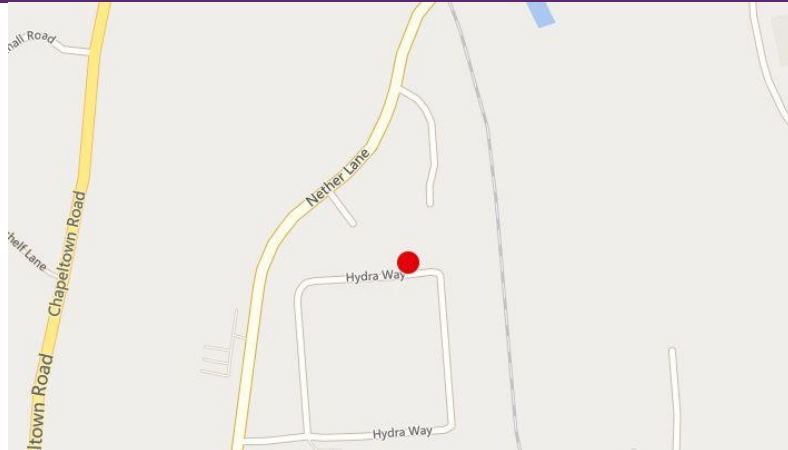
All figures are quoted exclusive of VAT at the prevailing rate.

### Rateable Value

The current RV for the premises



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### Anti-Money Laundering (AML)

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

### Legal Costs

Each party to bare their own legal costs in the transaction.

### Further Information

For further information please contact the sole agents CPP  
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