



Industrial/Workshop Premises - To Let 19,610 Sq Ft (1,821.77 Sq M)

- Available from March 2023
- Industrial/Workshop building with several testing areas
- Secure Yard Area

Industrial/Workshop Premises - To Let

19,610 Sq Ft (1,821.77 Sq M)

Location

The subject building is located on the junction of Blackmore Road and Princess Road, leading to Attercliffe Road at its junction with Lovell Street in the Lower Don Valley.

The building is well located for access to both the City Centre and the Motorway network. The City Centre is located just over 1 mile to the southwest with J34 of the M1 being located around 1.5 miles to the east.

Description

The subject property comprises a self contained industrial/workshop unit in the heart of Attercliffe. The building is a link detached unit of steel portal framed construction, with steel profiled clad elevations. The building benefits from a secure yard area with shared car parking with the neighbouring office building. The unit is currently split into sections with various processes carried out in each. There is 1 roller shutter loading door. There are several offices within the building along the side elevation. Eaves height of 4.70 metres.

The tenant is due to vacate the building in March 2023, the building will undergo refurbishment once the tenant has vacated.

Accommodation

DESCRIPTION	SQ FT	SQ M
Workshops	16,588	1,541.03
Offices	3,022	280.74
TOTAL	19,610 SQ FT	1,821.77 SQ M

Terms

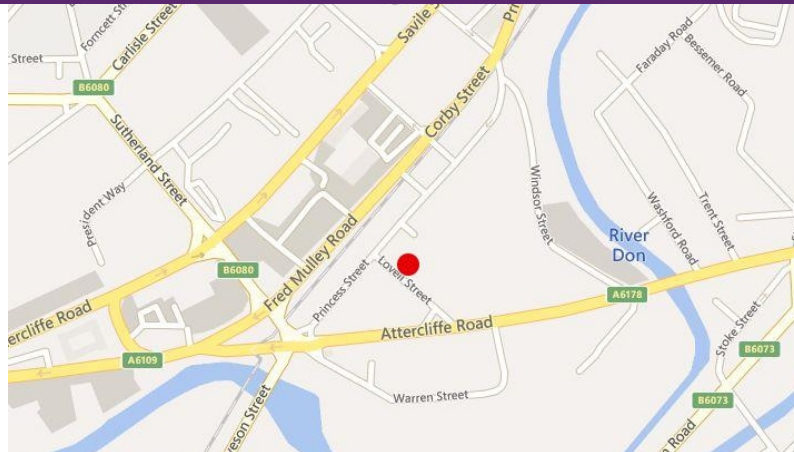
The building is available by way of a new lease on terms to be agreed. The building will be available from March 2023 when the current tenant vacates. Quoting rent is £110,000 per annum exclusive.

VAT

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

EPC Rating

EPC Available upon request



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

Mr Max Pickering MRICS

T: 0114 2738857

M: 07835 059363

E: max@cpartners.co.uk

Mr Toby Vernon MRICS

T: 0114 270 9161

M: 07872 377 228

E: toby@cpartners.co.uk

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