



## Detached Industrial/Warehouse Unit 2,927 Sq Ft (271.92 Sq M)

- Now calling for Best Bids on 14th October
- Secure Yard
- In need of refurbishment

# Detached Industrial/Warehouse Unit

## 2,927 Sq Ft (271.92 Sq M)

### 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 approximately 6 miles east of Sheffield city centre in Handsworth. The surrounding land users are predominantly office and industrial with the Advanced Manufacturing Park 1.5 miles away.

### Description

\*BEST BIDS ON FRIDAY 14TH October 2022.\*

Unit 4 Dore House Industrial Estate comprises a detached warehouse/industrial unit with self contained yard area. The building benefits from 2 ground level loading door, one to the front and one to the side elevation. There is a secure yard to the side of the building. There is an adjacent ground floor office to the front of the building.

The building is in need of significant refurbishment.

### Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse	2,330	216.46
Office	597	55.46
<b>TOTAL</b>	<b>2,927 SQ FT</b>	<b>271.92 SQ M</b>

### Terms

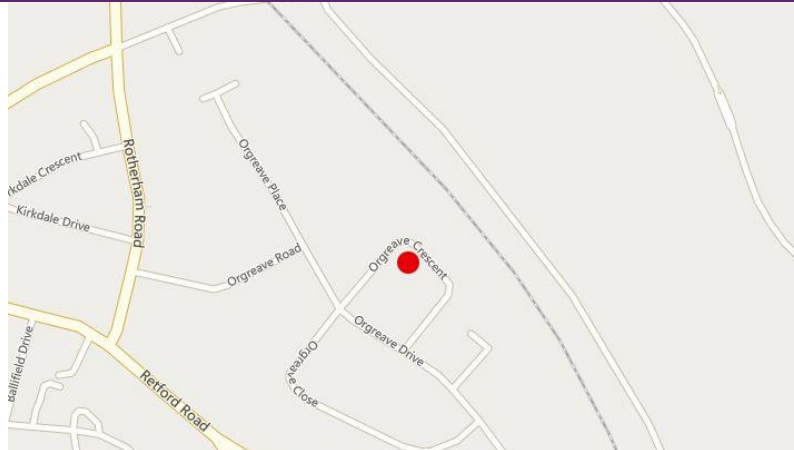
The building is available to purchase. Quoting price is £150,000.

### 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

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October 2022



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