



For Sale/To Let - High Quality Hybrid Unit 3,664 Sq Ft (340.39 Sq M)

- Close to Meadowhall & J34 M1
- Available Immediately
- Established Business Park Location

For Sale/To Let - High Quality Hybrid Unit

3,664 Sq Ft (340.39 Sq M)

Location

The subject property is situated within Jessops Riverside a modern business park accessed off Brightside Lane (A6109) approximately 3.5 miles north east of Sheffield city centre. Brightside Lane provides direct access to both Sheffield city centre and J34 of the M1 motorway in addition to the Meadowhall Shopping Centre which is situated within close proximity to the subject property.

Nearby facilities include the Meadowhall Shopping Centre, Sheffield Arena, Centertainment and Meadowhall Retail Park. Sheffield supertram and Meadowhall Bus & Tram Interchange are only a short walk away.

Description

The subject property comprises a modern hybrid storage/office business unit of steel portal framed construction. The property is situated at the end of terrace of similar units with car parking and loading areas to the front and side of the property.

Internally the property has been fitted out to include a full first floor office with the ground floor currently being divided into smaller offices. The property benefits from a personnel access and roller shutter door.

Accommodation

DESCRIPTION	SQ FT	SQ M
Ground Floor Office	1,954	181.53
First Floor Office	1,710	158.86
TOTAL	3,664 SQ FT	340.39 SQ M

Terms

The unit is available For Sale or To Let.

Quoting price at £475,000.

Property available to rent on new lease terms to be agreed quoting £35,000 pa on FRI terms to be agreed.

VAT

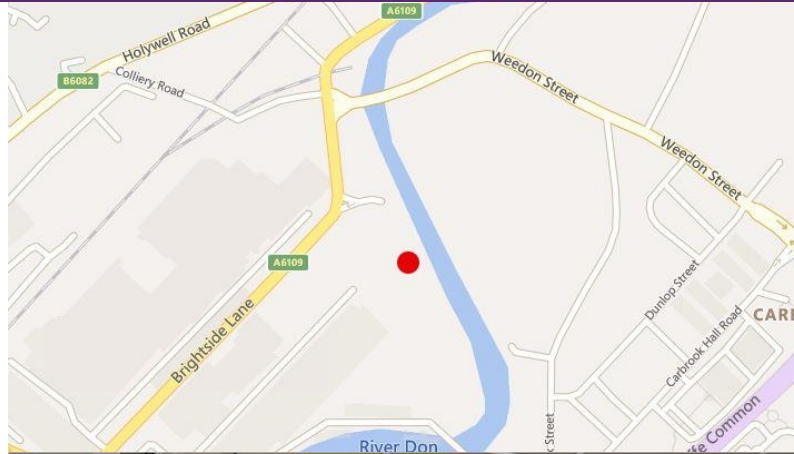
All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

Www.voa.gov.uk

EPC Rating

EPC Available upon request - C60



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 Ed Norris MRICS

T: 0114 270 9160

M: 07711 319 339

E: ed@cpppartners.co.uk

Mr Max Pickering MRICS

T: 0114 2738857

M: 07835 059363

E: max@cpppartners.co.uk

August 2022



Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Commercial Property Partners (CPP) in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither CPP nor any other agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.