



Detached Hybrid Warehouse Unit 6,900 Sq Ft (641.01 Sq M)

- Direct access to J35a of the M1
- Excellent nearby staff facilities and transport links
- Established Business Park Location

Detached Hybrid Warehouse Unit

6,900 Sq Ft (641.01 Sq M)

Location

The unit is located within the popular Thorncliffe Business Park in the Chapeltown area of Sheffield approximately 5 miles to the north of the city centre. The property is close to Chapeltown and Ecclesfield. The Business Park is located within a mile of Junction 35 of the M1 Motorway, providing good regional accessibility.

Description

The subject property comprises a detached modern hybrid storage/office business unit of steel portal framed construction. Internally the property has been fitted out to include first floor office with the ground floor being warehouse space. The property benefits from a personnel access and roller shutter door.

Externally, the accommodation is set within a secure shared yard with car parking and loading areas.

Accommodation

DESCRIPTION	SQ FT	SQ M
Ground Floor warehouse	4,213	391.39
First Floor Office	2,687	249.62
TOTAL	6,900 SQ FT	641.01 SQ M

Terms

Property available to rent by way of a sub-lease with circa 4.5 years remaining. Alternatively, a new lease can be agreed directly with the landlord.

VAT

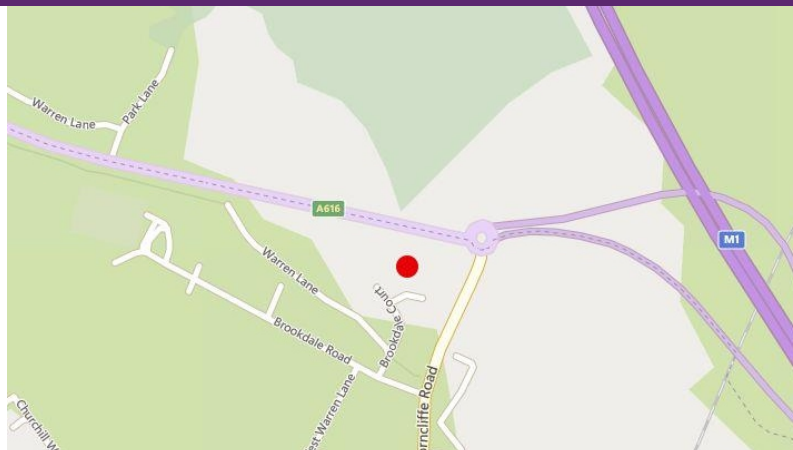
All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

The approximate rates payable for 2022/2023 is £11,500.

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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