



Well located Industrial/Warehouse Unit 4,068 Sq Ft (377.92 Sq M)

- Established Trade/Industrial Location
- Close to Sheffield City Centre & Penistone Road
- Available Immediately

Well located Industrial/Warehouse Unit

4,068 Sq Ft (377.92 Sq M)

Location

The property is located fronting Rawson Spring Road close to Penistone Road (A61) in Sheffield. The estate is a short distance from the Hillsborough Football Ground and established Hillsborough Trade Point business Park.

The estate is approximately 2 miles north of Sheffield City Centre and close to Penistone Road which is a main arterial route with around 50,000 traffic movements each day.

Description

The estate comprises 3 industrial units arranged in 2 separate buildings with Units 1 & 3 being semidetached. Unit 1 provides access via a new roller shutter loading door leading from the shared yard area.

The unit provides a separate personnel entrance that leads into the single story office/reception area. Externally the units benefit from a shared yard/parking area with additional parking areas to be created along the side elevation.

Accommodation

DESCRIPTION	SQ FT	SQ M
Unit 1	4,068	377.92
TOTAL	4,068 SQ FT	377.92 SQ M

Terms

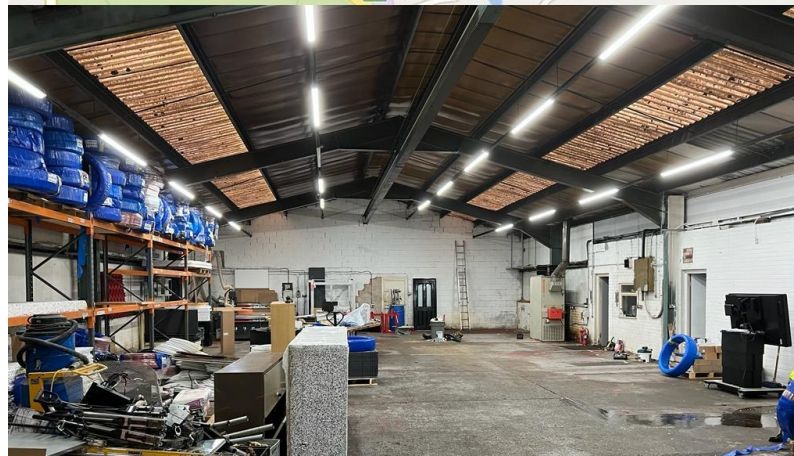
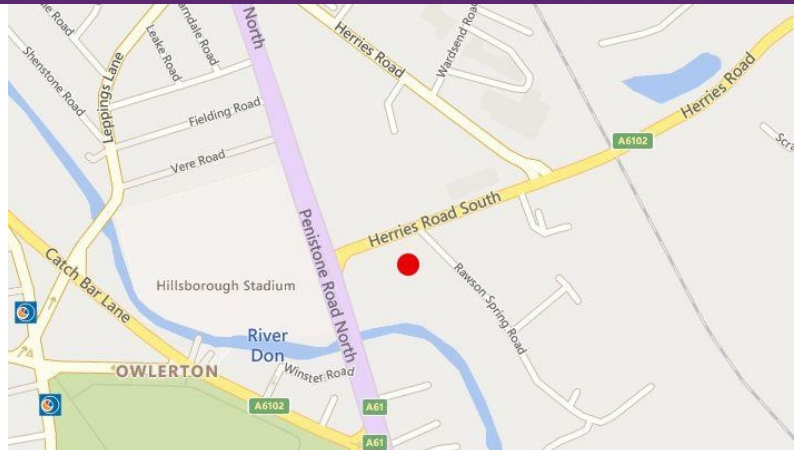
The unit is available by way of a new lease on terms to be agreed. Quoting rent is £26,000 per annum exclusive.

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 bear their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP

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