





# Prominent Trade Counter Unit 2,554 Sq Ft (237.27 Sq M)

- Excellent Location close to J34 M1
- Established Trade Park in prominent position
- Available immediately

# **Prominent Trade Counter Unit** 2,554 Sq Ft (237.27 Sq M)

## Location

Valley Trade Park is situated in a prominent location at the junction of Greenland Road and Shepcote Lane forming part of Sheffield's outer ring road and approximately 1 mile away from Junction 34 of the M1 Motorway (Meadowhall Shopping Centre) and approximately 3 miles east of Sheffield City Centre. The development includes occupiers such as German Swedish and French Car Parts and comprises a terrace of five light industrial units.

# Description

The property comprises a mid-terrace steel portal frame industrial unit with an eaves height of approximately 5.5 m and surmounted by a trussed pitched roof with profile sheet cladding over. To the front of the unit is a personnel access door providing access to the office and reception area. The property has parking immediately to the front of the office and the roller shutter access door.

# Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse	2,170	201.59
Mezzanine	384	35.67
TOTAL	2,554 SQ FT	237.27 SQ M

# **Terms**

The property is available to lease by way of a new lease on FRI terms to be agreed. Quoting rent is £21,850 per annum exclusive.

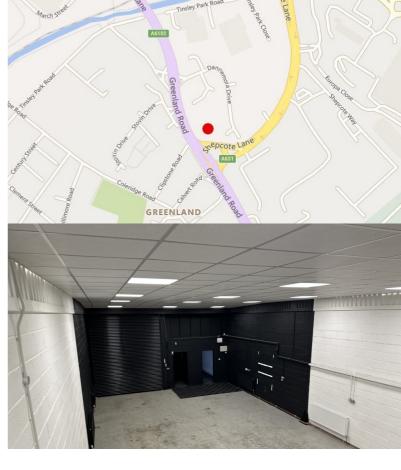
All figures are quoted exclusive of VAT at the prevailing rate.

# **Rateable Value**

The property has a Rateable Value of £19,500. Therefore, the rates payable for 23-24 is approximately £9,808.50.

# **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 joint agents CPP, or George Thompson at Eddisons:

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