



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.

VAT

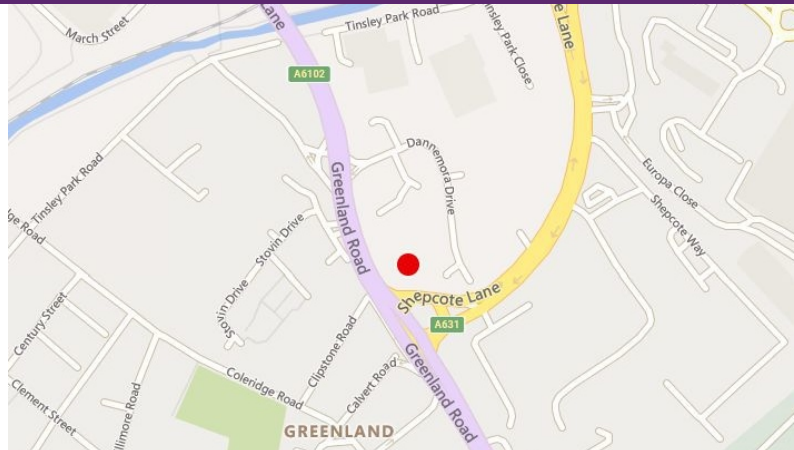
All figures are quoted exclusive of VAT at the prevailing rate.

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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