



Industrial/Warehouse Unit 5,235 Sq Ft (486.33 Sq M)

- Detached Industrial Unit with adjoining office
- Excellent access to Junction 33 of the M1 motorway
- Available in September 2023

Industrial/Warehouse Unit

5,235 Sq Ft (486.33 Sq M)

Location

The property is located within Dore House Industrial Estate, Sheffield which is an established location situated within close proximity to Junctions 31 and 33 of the M1 motorway. The location is considered an established industrial estate located approximately 6 miles east of Sheffield City Centre in Handsworth. The surrounding land users are predominantly office and industrial, with the Advanced Manufacturing Park 1.5 miles away.

Description

The property comprises a detached industrial/warehouse unit with associated yard space and car parking area to the front and side. There is potential to create further yard space on the grassed areas to the side of the unit, STP.

The unit benefits from a prominent corner position within a well-established industrial estate. The unit benefits from a large roller shutter access door and eaves height of 4 metres.

The premises also benefit from an adjoining office block and new WC facilities.

Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse	4,565	424.09
Office	670	62.24
TOTAL	5,235 SQ FT	486.33 SQ M

Terms

The property is available to let by way of a new lease on terms to be agreed. The property is available from the end of September 2023.

VAT

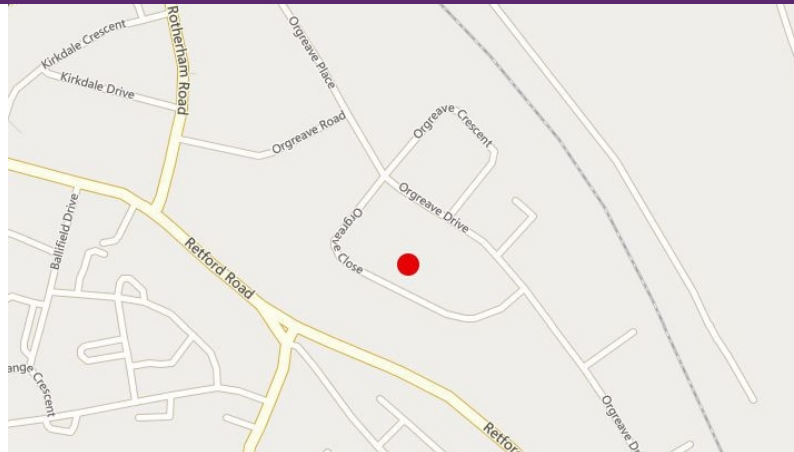
All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

The property has a Rateable Value of £24,000. Therefore, rates payable for the year are approximately £12,288.

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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