



COMMERCIAL PROPERTY PARTNERS

To Let
Beeley Wood Works, Claywheels Lane
Sheffield
S6 1ND



Secure, Open Storage Land 1 - 16.5 Acres (0.4 - 6.68 Hectares)

- Various areas of hard standing
- Plots from 1 acre plus
- Electricity is available for connection

Secure, Open Storage Land

1 - 16.5 Acres (0.4 - 6.68 Hectares)

Location

Claywheels Lane is located a short distance from the main arterial route of the A61 Penistone Road. The site is approximately 2 miles North West of Sheffield City Centre and is located within a popular and established commercial location.

Penistone Road is the main arterial route linking the City to the North via the A61 which in turn provides access to J36 of the M1 motorway.

Description

The site comprises a large industrial complex extending to approximately 29.68 acres in total. The site is currently let in part to various tenants with up to 16.5 acres vacant and available to let. This is divided into a number of plots ranging in size from approx 1.0 acre.

Accommodation

The available plots are as follows:

DESCRIPTION	ACRES	HECTARES
Plot 2	2.5	1.01
Plot 3	1.48	0.6
Plot 4	1.25	0.51
Plot 5 & 6	5.27	2.13
Plot 8	0.39	0.16
Plot 9	0.88	0.35
Plot 11 b	2.4	0.97
Plot 13	2.33	0.94
TOTAL	16.5 ACRES	6.68 HECTARES

Terms

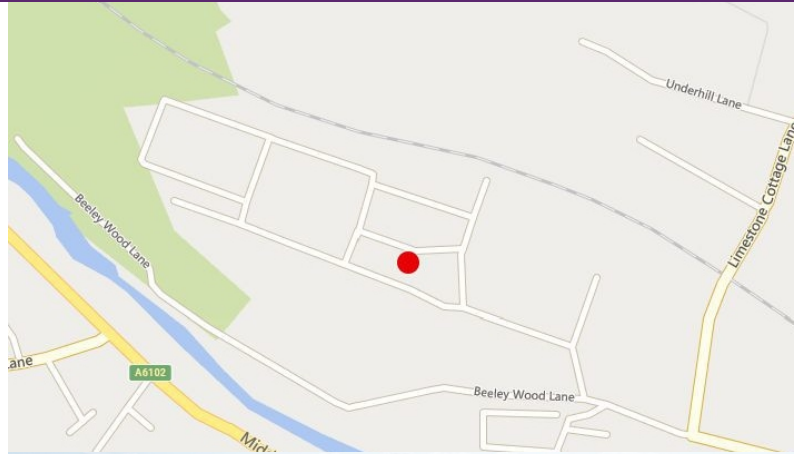
Available to let on new lease terms to be agreed.

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 bare their own legal costs in the transaction.

Further Information

For further information please contact the agents CPP

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