



COMMERCIAL PROPERTY PARTNERS

To Let
Beeley Wood, Claywheels Lane
Sheffield
S6 1ND



Industrial unit with Multiple Overhead Cranes 42,786 Sq Ft (3,974.82 Sq M)

- Large Hardstanding Yard at the Front & Rear
- 6m + Eaves
- Multiple Cranes
- Large Power Supply up to 250 kVA

Industrial unit with Multiple Overhead Cranes

42,786 Sq Ft (3,974.82 Sq M)

Location

Claywheels Lane is located a short distance away 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 subject property comprises a detached modern warehouse/industrial unit of steel portal frame construction, with brick & cladding elevations above. Access to the warehouse is via two level access loading doors entrances leading from the yard/parking areas or via the office block.

Externally the property provides large concrete yard to the front and additional hardstanding and covered storage area to the rear.

The unit benefits from the following:-

- > Multiple cranes
- > 2 Gib Cranes
- > 5 Tonne Gantry Overhead
- > Open fronted Shed
- > Offices
- > Onsite security out of hours
- > Large Front & Rear Yard
- > 6m + eaves

Accommodation

DESCRIPTION	SQ FT	SQ M
Offices	4,461	414.43
Store Rooms	4,461	414.43
Bay 1	15,866	1,473.95
Bay 2	11,313	1,050.98
Open Fronted Shed	6,685	621.04
TOTAL	42,786 SQ FT	3,974.82 SQ M

Terms

Property available to rent on new lease terms to be agreed.

VAT

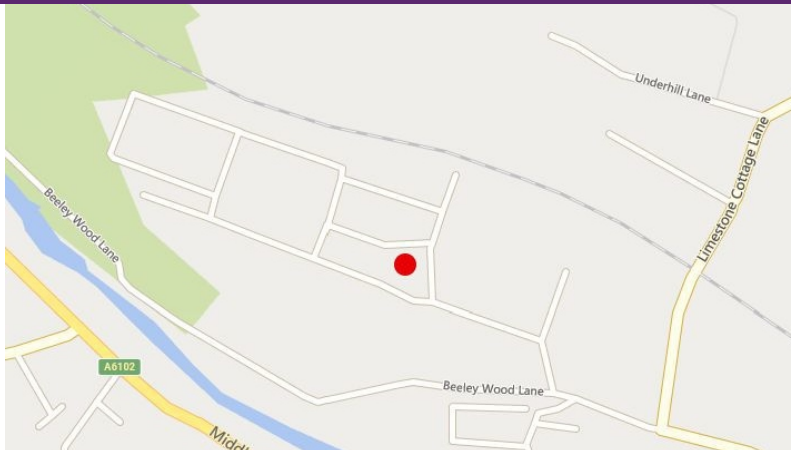
All figures are quoted exclusive of VAT at the prevailing rate.

EPC Rating

EPC Available upon request



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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 at CPP
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