



## Trade/Industrial Unit 2,698 Sq Ft (250.64 Sq M)

- Well Established Trading Estate
- Close to Sheffield City Centre
- Shared Parking Area

# Trade/Industrial Unit

## 2,698 Sq Ft (250.64 Sq M)

### Location

The available accommodation forms part of a small parade of business units immediately to the rear of the main Halford's premises fronting onto the A61(Queens Road) approximately 2.5 miles to the South of the Sheffield City centre. Sheffield Hallam University, Sheffield Science Park and Railway Station are close by.

### Description

Unit 3-4 is an end terraced unit of steel portal frame construction with brick and steel profile clad elevations. The accommodation is accessed via a personnel entrance, leading into the warehouse area. There is office to the front and WC facilities to the rear of the unit.

The unit provides access via a full height roller shutter loading door. Externally the unit provides shared yard/parking.

### Accommodation

DESCRIPTION	SQ FT	SQ M
Unit 3-4	2,698	250.64
<b>TOTAL</b>	<b>2,698 SQ FT</b>	<b>250.64 SQ M</b>

### Terms

The unit is available to let by way of a new lease on terms to be agreed.

### VAT

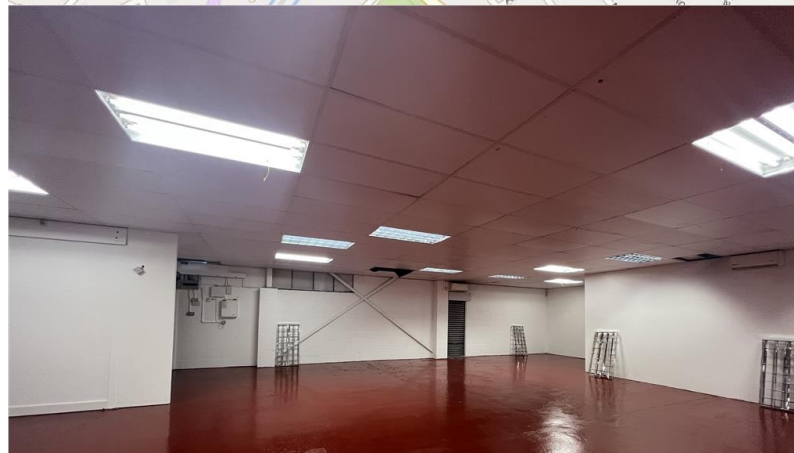
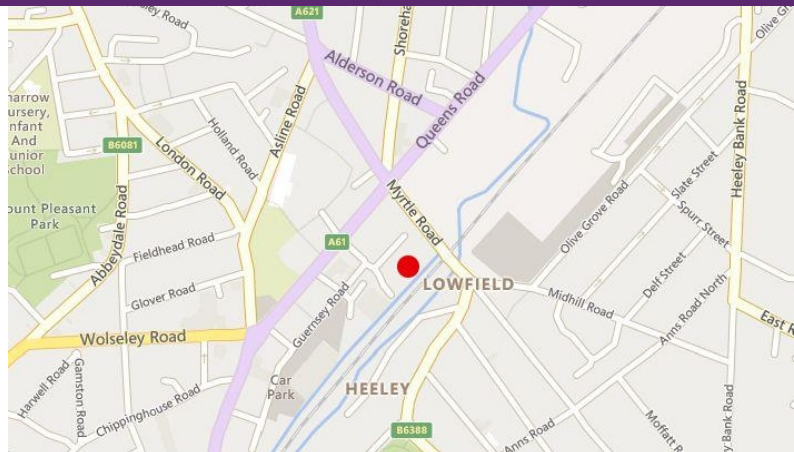
All figures are quoted exclusive of VAT at the prevailing rate.

### Rateable Value

The approximate rates payable from April 2023 is £9,000.

### 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 sole agents CPP  
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