





# Industrial/Warehouse Unit To Let 915 Sq Ft (85 Sq M)

- Established Industrial Estate
- Immediately Available
- Eaves height of approx. 4.2 m

## Industrial/Warehouse Unit To Let 915 Sq Ft (85 Sq M)

#### Location

Century Street is situated along Coleridge Road, just off Attercliffe Common A6178,

one of the main routes into the city centre. Junction 34 of the M1 is easily reached

within 2 miles of the estate. It lies within close proximity to Sheffield City Centre and

Sheffield Airport is within a 30 minute drive. Nearby Darnall station offers regular and direct services to Lincoln Central and Sheffield.

### Description

The units are of steel frame construction with brick/block work elevations at low level insulated profile steel sheet cladding above.

There is an effective eaves height of approx. 4.2 m. Each unit has a roller shutter vehicle access/loading door and a separate personnel door, communal yard, security fence and lockable gates to the estate.

#### Accommodation

DESCRIPTION	SQ FT	SQ M
Unit 22	915	85
TOTAL	915 SQ FT	85 SQ M

## **Terms**

The unit is available to let on new lease terms to be agreed.

## All figures are quoted exclusive of VAT at the prevailing rate. $% \label{eq:prevail} % \lab$

**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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