



High Quality Industrial Warehouse/Trade Units

2,516 Sq Ft (233.74 Sq M)

- Full Height Loading Door
- Close to J34 of the M1 Motorway
- Ideally located

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Location

Carlisle Business Park is ideally situated within Don Valley area of Sheffield. The accommodation is situated just off Carlisle Street, accessed via, Petre Street and Upwell Street, and close to J34 of the M1 Motorway. The subject property is located circa 3 miles from Sheffield City Centre.

Description

Carlisle Business Park is a high quality development of 16 industrial/warehouse units, ideally located in the lower Don Valley area of Sheffield.

The unit is finished to a specification to include

- Full height ground level roller shutter loading
- Fitted office accommodation
- Secure shared yard area with ample parking and loading
- WC
- Kitchenette welfare facilities
- Lighting

Accommodation

DESCRIPTION	SQ FT	SQ M
Unit 12	2,516	233.74
TOTAL	2,516 SQ FT	233.74 SQ M

Terms

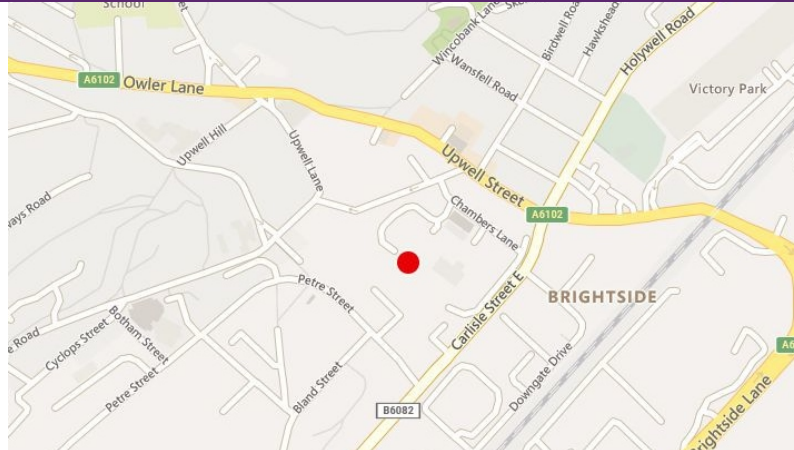
The accommodation is available to let by way of a new lease on terms to be agreed.

VAT

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

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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