



Well Located Industrial Unit - To Let 1,312 Sq Ft (121.88 Sq M)

- Excellent Location close to J34 of the M1
- Available Now
- Generous onsite parking

Well Located Industrial Unit - To Let

1,312 Sq Ft (121.88 Sq M)

Location

Meadowhall Industrial Estate is well located being approximately one mile from junction 34 of the M1 Motorway, situated just off the A6109 Meadowhall Road, one of the main arterial routes between Sheffield City Centre and the motorway network. The estate is located adjacent to Meadowhall Shopping Centre and is approximately 3 miles to the North east of Sheffield City Centre.

Description

Unit 11 has a steel portal frame construction with part block and profile clad elevations and pitched roofs. The unit is self-contained and has excellent loading facilities, parking and an eaves height of approximately 4.5m. Externally the unit has the benefit of dedicated car parking within a large, shared yard. The unit sits within a well landscaped environment.

Accommodation

DESCRIPTION	SQ FT	SQ M
Unit 11	1,312	121.88
TOTAL	1,312 SQ FT	121.88 SQ M

Terms

The premises is available to let for £13,000 per annum.

VAT

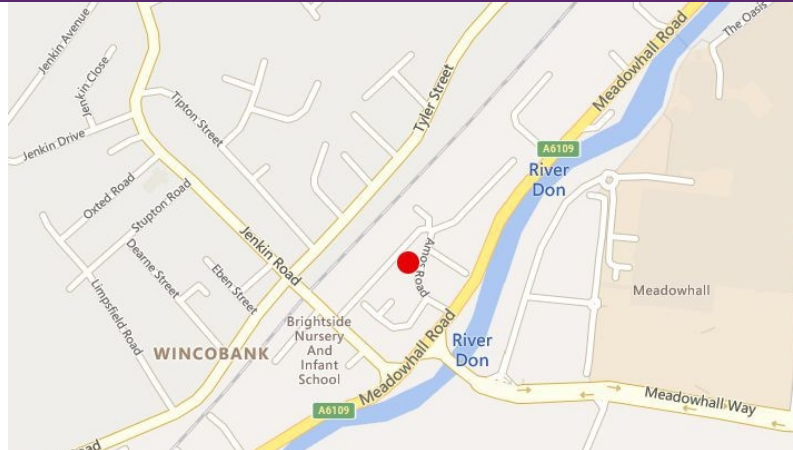
All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

The unit has a Rateable Value of £8,700 and is rated as "Warehouse and Premises". Therefore the unit shall benefit from small business rates relief, with no rates payable if it is the only business premises.

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 bear their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP

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