



Ecclesfield 35

TO LET

UNIT 3 | JOHNSON LANE | ECCLESFIELD | SHEFFIELD | S35 9XH

Prime Industrial Unit
52,545 SQ FT

Location

The property is accessed via Station Road in Ecclesfield, Sheffield. The property is approximately 5.4 miles north of Sheffield city centre. The site has excellent motorway access with Junction 35 of the M1 being approximately 2.2 miles drive to the East while the A6135 that leads to Sheffield city centre is accessed directly off Station Road.



Description

Unit 3 comprises a modern detached steel portal framed warehouse/manufacturing facility arranged over 3 bays with overhead crange. The unit benefits from a dedicated secure yard/car parking area and integral office accommodation. The unit benefits from through loading and high power capacity.

Specification

The unit comprises of the following specification:

- Additional 5 acres open storage land available by separate negotiation.
- Significant power supply available - up to 2MVA
- 7.80m eaves height rising to 9m at apex
- 5 ground level loading doors
- 6no. overhead cranes (3no. 5t and 3no. 10t)
- Integral office accommodation with staff amenities
- LED Lighting

Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

EPC

EPC Available upon request

Legal Costs

Each party to bare their own legal costs in the transaction.

Terms

The premises are 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.



All Enquiries

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Accommodation

	SQ M	SQ FT
Unit 3	4,849.49	52,200
Office Space	32.10	345
Total	4,881.59	52,545

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991 (Repeal) Order 2013

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