

1 DOWNGATE DRIVE

31,112 SQ FT

Industrial/Manufacturing Unit

AVAILABLE NOW
TO LET

J34 | M1



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1 DOWNGATE DRIVE | SHEFFIELD | S4 8BT

DESCRIPTION OF UNIT

The subject premises comprises a detached modern manufacturing/warehouse unit located on Downgate Drive. The property benefits from its own secure yard area. The unit benefits from integral two storey office accommodation with private offices and reception area. The Unit has a power supply of 800 KVA.



5.0M Eaves Height.
Rising to 9.74M Apex



2 Ground level
loading doors



Power supply of
800 KVA

SPECIFICATION

- Newly refurbished industrial/warehouse facility
- 2 Storey integral office accommodation
- LED lighting throughout
- 2 No. ground level loading doors
- 5.0M Eaves height rising to 9.74M to the Apex
- 800 KVA power supply
- Fully fenced secure yard/parking area



SITE PLAN



SCHEDULE OF ACCOMMODATION

Warehouse	2,421.76 SQ M	26,068 SQ FT
GF Offices	234.27 SQ M	2,522 SQ FT
FF Offices	234.27 SQ M	2,522 SQ FT
TOTAL	2,890.30 SQ M	31,112 SQ FT



LOCATION

The above unit is located on **Downgate Drive** in Sheffield immediately off Carlisle Street East.

The estate is well located approximately 2 miles north of Sheffield and close to **Junction 34** of the M1 Motorway. The property provides excellent **access to Sheffield City Centre** and is ideally located for distribution or manufacturing uses.



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31,112 SQ FT

VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.

Anti-Money Laundering (AML)

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

Terms

The premises are available to let by of a sub-lease or assignment of the existing lease. Alternatively, new lease directly with the landlord on terms to be agreed is available.

Legal Costs

Legal Costs Each party to bear their own legal costs incurred in any transaction.

Rateable Value

The property has a Rateable Value of £120,000.

FURTHER INFORMATION



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