



## Hardstanding Open Storage Site 0.25 - 2.45 Acres (0.1 - 0.99 Hectares)

- Level concrete hardstanding yard
- Site can be split in to smaller plots
- Secure site



# Hardstanding Open Storage Site

## 0.25 - 2.45 Acres (0.1 - 0.99 Hectares)

### Location

Claywheels Lane is located a short distance from the main arterial route of the A61 Penistone Road. The site is approximately 2 miles North West of Sheffield City Centre and is located within a popular and established commercial location.

Penistone Road is the main arterial route linking the City to the North via the A61 which in turn provides access to J36 of the M1 motorway.

### Description

Niagara Forge comprises a majority concrete open storage site which can be split in to small plots ranging from 0.25 acres. The site benefits from perimeter fencing and will have a shared access with the neighbouring occupier. The site benefits from connected mains water and electricity services.

### Accommodation

The site can be split in to smaller plots ranging from 0.25 acres to 2.45 acres.

DESCRIPTION	ACRES	HECTARES
Niagara Forge	2.45	0.99
<b>TOTAL</b>	<b>2.45 ACRES</b>	<b>0.99 HECTARES</b>

### Terms

The site is available on new lease terms to be agreed. Quoting rent is £55,000 per annum per acre for the whole site, rents to be agreed for smaller plots.

### VAT

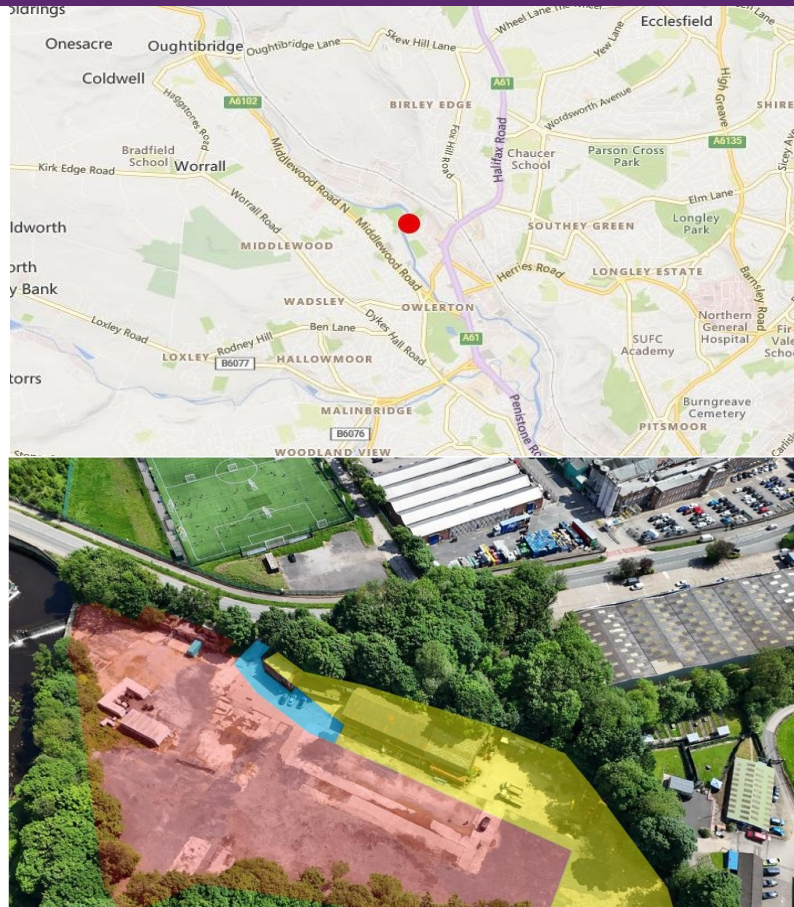
All figures are quoted exclusive of VAT at the prevailing rate.

### Rateable Value

Please refer to the Local Authority for information on Business Rates.

### 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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