



## Industrial unit with Large Yard Area 6,767 Sq Ft (628.65 Sq M)

- Large Hardstanding Yard totalling 1.08 acres
- 10m Eaves
- Available 1st January 2025

# Industrial unit with Large Yard Area

## 6,767 Sq Ft (628.65 Sq M)

### Location

Claywheels Lane is located a short distance away 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

The subject property comprises a detached manufacturing/storage unit of steel portal frame construction, with crange. Access to the warehouse is via one level access loading doors leading from the yard/parking areas or via the office block.

Externally the property provides large concrete yard to the front and a total site area of 1.08 acres.

The unit benefits from the following:-

- > 1x 10t crane
- > 1.08 acres site area
- > Offices
- > Onsite security out of hours
- > Large Front Yard
- > 10m + eaves

### Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse	6,767	628.65
Yard	1.08	0.44
<b>TOTAL</b>	<b>6,767 SQ FT</b>	<b>628.65 SQ M</b>

### Terms

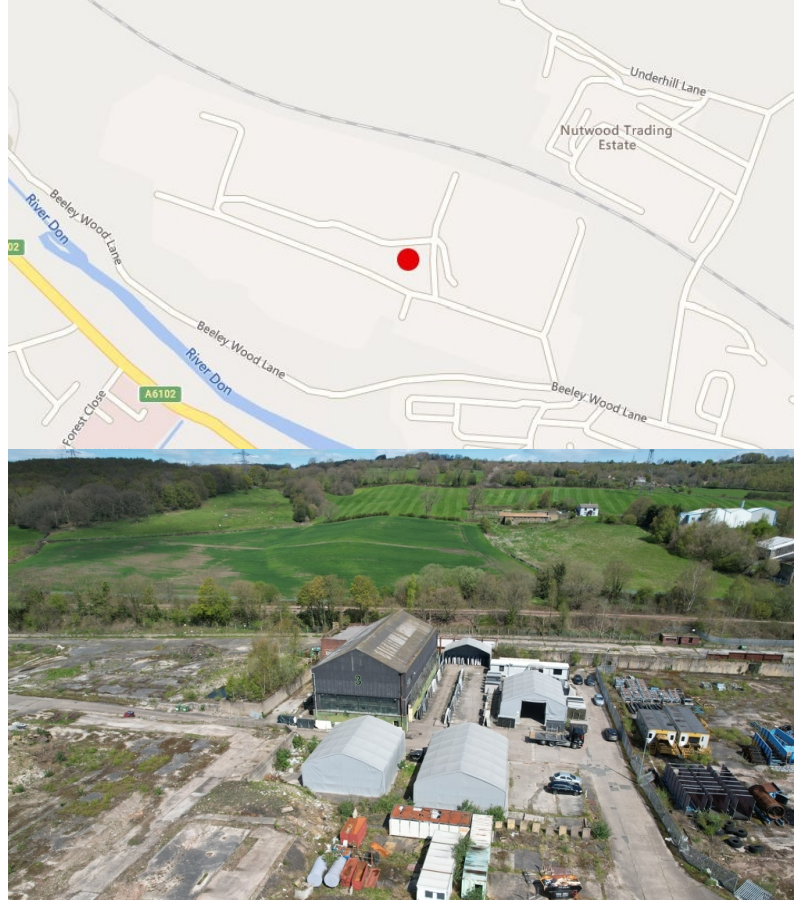
Property available to rent on new lease terms to be agreed.

### 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

Mr Max Pickering MRICS

T: 0114 2738857

M: 07835 059363

E: [max@cpartners.co.uk](mailto:max@cpartners.co.uk)

Chloé Bennett

T: 0114 2738857

M: 07794 449746

E: [chloe@cpartners.co.uk](mailto:chloe@cpartners.co.uk)

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