



Fully refurbished unit 17,188 Sq Ft (1,596.77 Sq M)

- 16tn Crane
- Prominent Roadside Position
- Large Secure Yard
- 6.9m Eaves
- Fronting A6178

Fully refurbished unit

17,188 Sq Ft (1,596.77 Sq M)

Location

The subject property is situated within the Lower Don Valley on Warren Street and is accessed from Attercliffe Road which is one of two main arterial routes of the A6178 and A6109. Fronting the A6178, the property is a short distance from the Meadowhall Shopping Centre and Sheffield City Centre.

The site is approximately 2 ½ miles from the city centre and 2 miles from J34 of the M1.

Description

The property has undergone a full refurbishment and comprises a detached modern warehouse/industrial unit of steel portal frame construction, with brick & cladding elevations above. The roof is a single pitch with translucent roof lights and 6.9m eaves. Access to the warehouse is via the loading door at the rear and the offices at the front.

The unit benefits from:

- > Secure large yard area
- > Offices
- > 16tn Crane
- > 3 phase electricity
- > 6.9m eaves height

Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse	13,946	1,295.58
Stores	1,497	139.07
Offices	1,745	162.11
TOTAL	17,188 SQ FT	1,596.77 SQ M

Terms

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

VAT

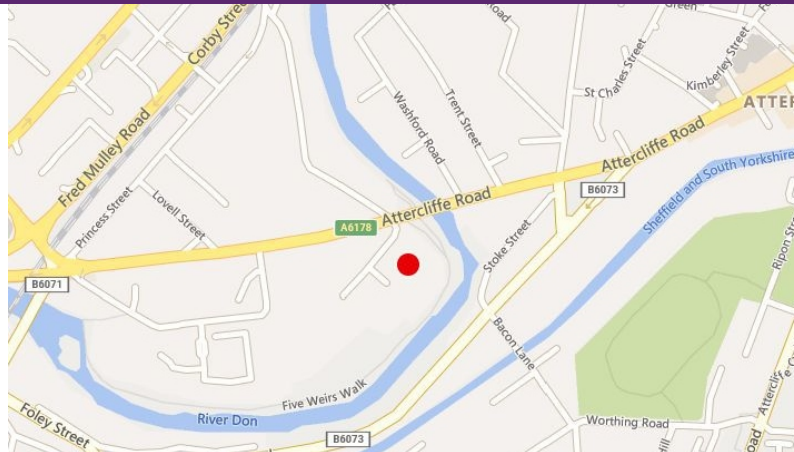
All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

The approximate rates payable for 2023/2024 is £44,500.

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 agents from CPP
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