



Modern Industrial/Warehouse Unit 3,532 Sq Ft (328.12 Sq M)

- Well located modern industrial/warehouse unit
- High quality office/reception area
- Mezzanine floor area

Modern Industrial/Warehouse Unit

3,532 Sq Ft (328.12 Sq M)

Location

The accommodation is situated on Green Lane forming part of the Westthorpe Fields Business Park, south of Sheffield city centre and close to Killamarsh. The accommodation is easily accessible from Junction 30 of the M1 Motorway, via the A6135 main road.

Description

Unit 6E forms part of a terrace of six units comprised of steel portal frame construction with part brick and part metal profile clad elevations. The property also provides shared on-site car parking and good loading facilities. Entrance to the premises can be gained via the personnel entrance or the roller shutter door, leading from the yard area. The unit benefits from a mezzanine storage area and good quality integral office accommodation.

Accommodation

We have measured the property to have the following GIA:

DESCRIPTION	SQ FT	SQ M
Ground Floor Warehouse	2,665	247.58
Mezzanine floor	867	80.54
TOTAL	3,532 SQ FT	328.12 SQ M

Terms

The premises are immediately available by way of a new full repairing and insuring lease at an initial rent of £23,500 per annum +VAT.

VAT

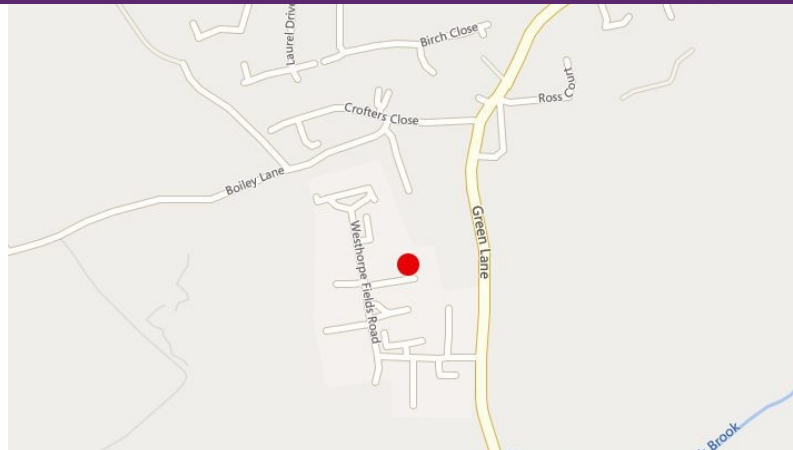
All figures are quoted exclusive of VAT at the prevailing rate.

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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