



Warehouse/Trade unit with secure yard 4,833 Sq Ft (448.99 Sq M)

- Quality warehouse unit
- 2 miles from J34 M1
- Secure yard as well as communal car parking

Warehouse/Trade unit with secure yard

4,833 Sq Ft (448.99 Sq M)

Location

Stevenson Way Industrial Estate lies within close proximity to Sheffield city centre. It benefits from excellent links to the national motorway network with J34 M1 motorway just over 2 miles. Sheffield airport is approximately 23 miles. Darnall station offers regular and direct services to Sheffield and Lincoln Central.

Description

The property comprises a semi-detached unit of steel portal frame construction, situated within a small, private estate of 5 industrial buildings. The building has brick and steel profile clad elevations.

Benefitting from the following: -

- > Ground office
- > Full height roller shutter door
- > Roof lights
- > Warehouse lighting
- > Secure yard area with car parking spaces
- > Male and female WC's

Accommodation

DESCRIPTION	SQ FT	SQ M
Unit A5 Warehouse	4,833	448.99
TOTAL	4,833 SQ FT	448.99 SQ M

Terms

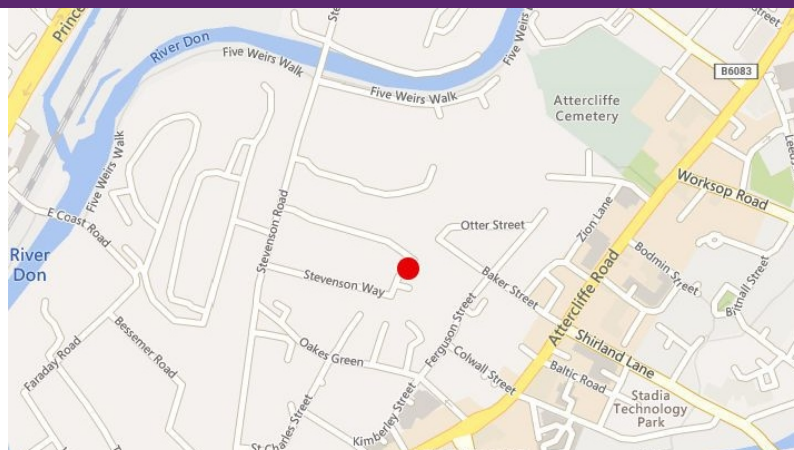
The property is available to lease by way of a sub-letting or assignment. Alternatively a new lease can be agreed directly with the landlord.

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

Chloé Bennett

T: 0114 2738857

M: 07794 449746

E: chloe@cpp.uk

Mr Ed Norris MRICS

T: 0114 270 9160

M: 07711 319 339

E: ed@cpp.uk

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