



## Modern Warehouse Unit - Undergoing Refurbishment

10,053 Sq Ft (933.92 Sq M)

- Excellent location just off the J34 of the M1 Motorway
- New Office to be fitted
- Undergoing full refurbishment
- Available Q2 2025

# Modern Warehouse Unit - Undergoing Refurbishment

10,053 Sq Ft (933.92 Sq M)

### Location

The subject property is well located being approximately 1 mile from J34 and adjacent to M1 Motorway. The location is within a well-established industrial hub, offering easy access to local amenities and surrounding businesses. It is in close proximity to the popular Meadowhall Shopping Centre, as well as the Advanced Manufacturing Park and other business parks.

### Description

The subject property comprises a modern, high-bay warehouse. The unit is due to undergo a full refurbishment program and will be available from Q2 2025. The main features are as follows:

- 1no. Full height, insulated up and over loading doors
- 8m clear internal eaves height
- Large secure external yard area
- PIR LED warehouse lights
- Office and welfare facilities
- Secure site with large electric gate
- 70 kVA power supply
- Approx 500 Sq Ft office space

### Accommodation

| DESCRIPTION | SQ FT        | SQ M        |
|-------------|--------------|-------------|
| Warehouse   | 10,053       | 933.92      |
| TOTAL       | 10,053 SQ FT | 933.92 SQ M |

### Terms

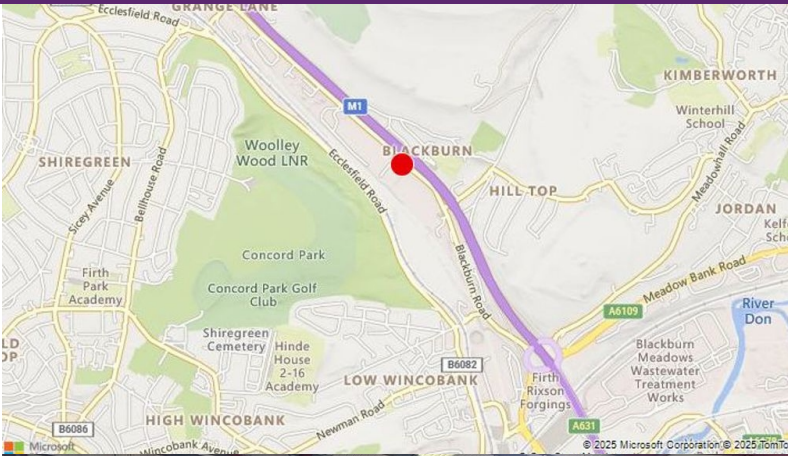
Available on request

### 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 Ed Norris MRICS                      Mr Toby Vernon MRICS  
T: 0114 270 9160                      T: 0114 270 9161  
M: 07711 319 339                      M: 07872 377 228  
E: [ed@cpp.uk](mailto:ed@cpp.uk)                      E: [toby@cpp.uk](mailto:toby@cpp.uk)

March 2025



COMMERCIAL PROPERTY PARTNERS

**0114 273 8857**

[www.cpppartners.co.uk](http://www.cpppartners.co.uk)

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Commercial Property Partners (CPP) in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither CPP nor any other agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.