



Modern Refurbished Industrial Unit Size 11,435 sq ft (1,062.35 sq m)

- Modern Industrial Unit
- Excellent location close to J34 of M1
- Large secure yard area
- Recently Refurbished

Modern Refurbished Industrial Unit – To Let

Size 11,435 sq ft (1,062.35 sq m)

Location

The property is located on Don Road, just off Brightside Lane in Sheffield. Brightside Lane is a main arterial route linking the industrial heartland to Junction 34 of the M1 Motorway.

The property is approximately 1.5m from both the city centre and J34 with a number of similar industrial land users surrounding the unit.

Description

The property comprises a detached unit of steel portal frame construction surmounted pitched roof. The unit benefits from integral first floor office accommodation. There is additional office space available within the neighboring building.

The unit is steel profiled clad, brick and blockwork elevations with integral first floor offices accessed by way of personnel doors. Access to the warehouse sections is via 3 roller shutter entrances leading from the yard. Externally the site sites is a large site with the ability to create additional secure yard area.

The property benefits from the following:-

- 3x Roller shutter access doors
- Concrete floor
- Large External Yard
- First floor office space

Accommodation

From the measurements taken on site we understand that the property benefits from the following gross internal area:-

Description	Sq ft	Sq m
Warehouse	9,407	874
Offices	2,022	188
TOTAL	11,435	1,062

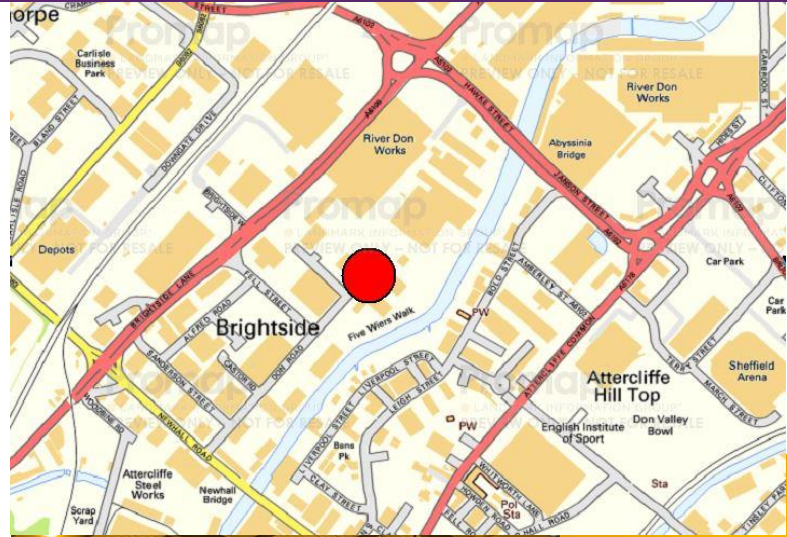
Legal Costs

Each party to bear their own legal costs incurred in any transaction.

EPC Rating

Available upon request.

VAT - All figures quoted are subject to VAT at the prevailing rate where applicable.



Terms

The property is available to lease by way of a new lease on terms to be agreed. **Quoting rent is £6.75 psf pa.**

Further Information

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Date of Particulars

July 2021



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