



## Industrial/ Warehouse Unit 3,687 Sq Ft (342.52 Sq M)

- Good quality industrial / warehouse units in a prominent location off Brightside Lane
- Large secure shared yard areas
- Generous eaves height and large loading doors
- Currently undergoing refurbishment

# Industrial/ Warehouse Unit

## 3,687 Sq Ft (342.52 Sq M)

### Location

The subject property is situated fronting Newhall Road in the heart of Sheffield's Lower Don Valley region. The property benefits from excellent transport links to the local and regional road networks with the M1 Motorway approximately 1.7 miles North East of the property and Sheffield City Centre 1.6 miles to the south west.

### Description

The fully enclosed and secure estate comprises of 3 blocks of steel portal frame units with brick/blockwork elevation with steel profile cladding above. Each unit offers excellent loading facilities and separate personnel doors with approximate eave heights of 4.5 m. Each block enjoys excellent communal yard and parking with easy access.

### Accommodation

DESCRIPTION	SQ FT	SQ M
Unit 14	3,687	342.52
<b>TOTAL</b>	<b>3,687 SQ FT</b>	<b>342.52 SQ M</b>

### Terms

Available to let on new lease terms to be agreed.

### VAT

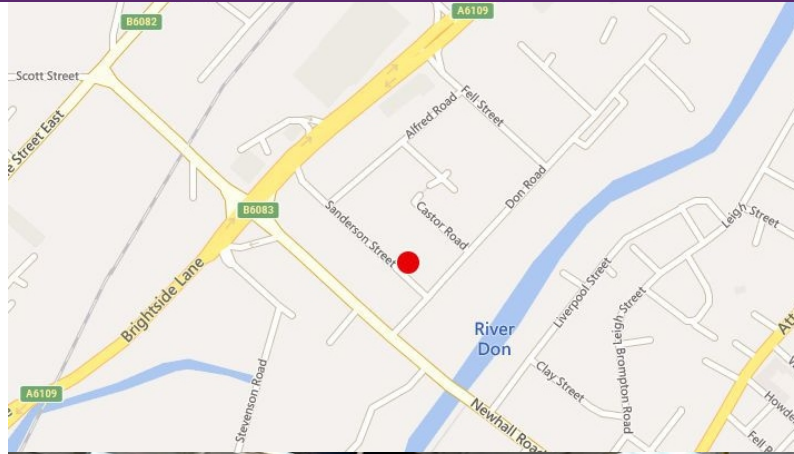
All figures are quoted exclusive of VAT at the prevailing rate.

### Rateable Value

This property is rated as "Factory and Premises" with a Rateable Value of £13,250.

### 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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