



COMMERCIAL PROPERTY PARTNERS

For Sale / To Let
Unit 1, Nether Lane
Ecclesfield
Sheffield
S35 9ZX



Modern Detached Trade/Industrial Unit For Sale (May Rent)

9,612 Sq Ft (892.95 Sq M)

- Detached Unit set within 1 Acre
- Modern Unit with Prominence
- Close to Junction 35 M1

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Location

Hydra Business Park is an established business park with a variety of uses including showrooms, warehousing, offices and trade counters. The site is ideally located with prominence along Nether Lane and access to Junction 35 of the M1 approximately 1 mile away.

The property is located within 9 miles of Sheffield City Centre and approximately 10 miles south of Barnsley Town centre.

The Business Park is situated close to J35 of the M1 Motorway and in close proximity to the newly developed Smithywood Business Park.

Description

The property comprises a prime detached modern warehouse unit/trade unit with office and reception. The unit provides prominence along Nether Lane at Ecclesfield, north Sheffield and close to Junction 35 of the M1 Motorway.

The site provides a generous and secure plot that is currently used as a car sales site which is close to established trade operators. The plot measures approximately 1 acre with prominence along the busy Nether Lane.

Access to the unit is via a loading door with a separate access leading to the reception and office section of the building. The unit provides prominence along Nether Lane.

GIA based on measurements provided of 9,612 sq ft

Accommodation

DESCRIPTION	SQ FT	SQ M
SHowroom, Offices and Storage	9,612	892.95
TOTAL	9,612 SQ FT	892.95 SQ M

Terms

Freehold - Quoting £1,300,000

FRI Lease Terms will be considered POA.

VAT

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

Rateable Value

Current RV - £43,000 and a payable £23,360 based on 52p in the £.

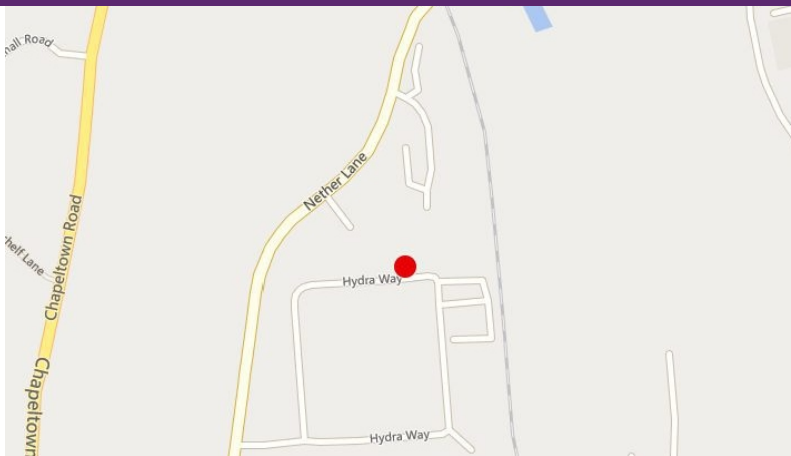
EPC Rating

B

EPC Available upon request



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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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