



Prominent Trade/Warehouse Unit Size 6,028 sq ft (560 sq m)

- Full height loading door
- Modern development
- Close to junction 34 M1 & Meadowhall

Prominent Trade/Warehouse Unit

Size 6,028 sq ft (560 sq m)

Location

Carlisle Business Park is ideally situated within Don Valley area of Sheffield. The accommodation is situated fronting Carlisle Street East close to the Meadowhall Shopping Centre and Junction 34 of the M1 Motorway. Unit 4 offers prominence next door the Shell petrol station.

Description

Carlisle Business Park is a high quality development of 16 trade and industrial units, ideally located in the lower Don Valley area of Sheffield. Unit 4 is a modern single story unit that was previously used as a trade counter. The unit provides an internal clear shell and externally the unit provides a shared parking/yard area.

Accommodation

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

Description	Sq Ft	Sq M
Unit 4	6,028	560

Legal Costs

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

VAT

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

Terms

The property is available by way of a new lease on FRI terms. Quoting price – **£41,895 (£6.95 per sq ft)**.

EPC Rating

This is available upon request.

Ratable Value

Ratable Value £15,570. Payable 50.4p in the £



Further Information

For further information please contact the below.

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Date of Particulars

May 2019



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