



New Build Industrial Unit Size 10,000 sq ft (929 sq m)

- Brand New Facility Set for Completion in 2017/18
- Excellent location close to J34 of M1
- Detached Unit with Dedicated Yard
- Potential for Additional Yard Ares

New Build Industrial Unit – To Let

Size 10,000 sq ft (929 sq m)

Location

The site is located fronting Don Road, close to Brightside Lane and Attercliffe Road, east of 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, subject to planning, will comprise a detached industrial unit of steel portal frame construction surmounted by a barrel-vaulted roof. The unit will provide standard office content around 10%.

Access to the unit will be via roller shutter entrances with a separate personnel entrance leading through into the office section.

Externally the site will provide a dedicated yard and parking area.

The property will have the benefit of the following: -

- Ground & First Floor Offices
- Roller Shutter Access
- Secured Yard/Hardstanding Area

Accommodation

From the measurements provided the proposal is to provide the following gross internal area:-

Description	Sq ft	Sq m
Warehouse	9,000	836.1
Office GF & FF	1,000	92.9
TOTAL	10,000	929

Legal Costs

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

Terms

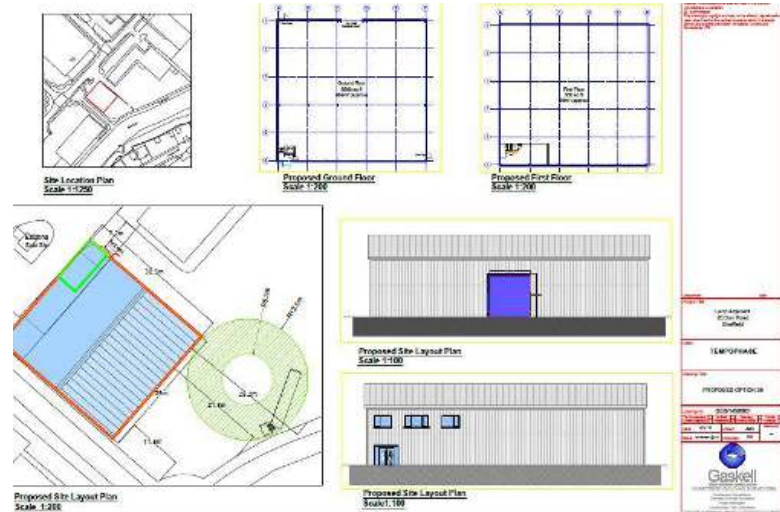
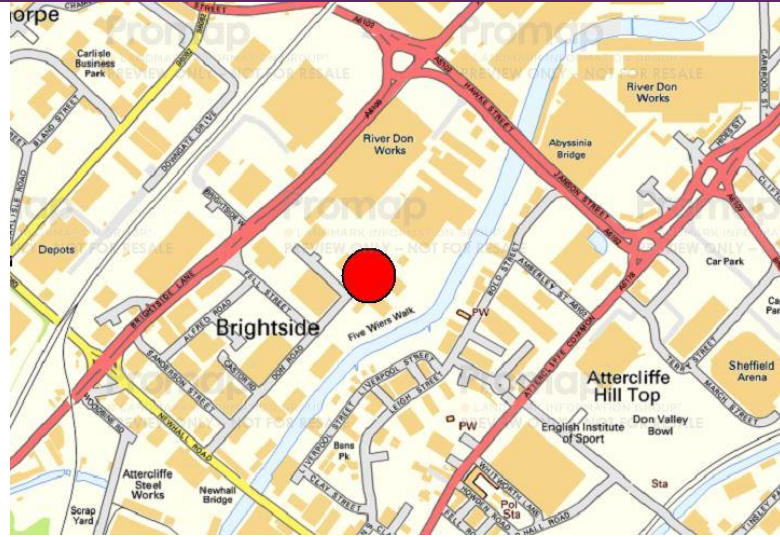
The property is available to lease by way of a new lease on FRI terms to be agreed.

Rent

Marketing at a rent of £65,000 per annum

EPC Rating

Available once complete.



VAT

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

Further Information

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Date of Particulars

March 2017



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