



Prominent Refurbished Industrial Unit Size 12,068 sq ft (1,121.1 sq m)

- Prominent corner unit fronting Meadowhall Road
- Industrial/Trade unit with office space
- Established Trade Counter Location

Refurbished Industrial Unit – To Let

Size 12,068 sq ft (1,121.1 sq m)

Location

Meadowhall Trade Centre occupies a prominent and highly visible location fronting the A6109 Meadowhall Road. This is the main arterial route between the M1 at Junction 34 and Sheffield City Centre, which lay within 1 mile and 5 miles to the North and South respectively. The estate lies directly opposite Meadowhall Shopping Centre, which provides excellent staff amenities.

Description

The remaining unit comprises an industrial unit of steel portal frame construction. The premises has undergone refurbishment and offers a fantastic opportunity in a sought after location. The unit provides two roller shutter entrances from a shared yard.

Other occupiers at this location include Topps Tiles, Goodyear and Speedy Hire.

The premises benefit from the following facilities/specification:

- 2 Roller shutter doors
- 5.8 metres eaves height
- Integral office and toilet facilities
- 3 phase power supply
- Communal yard area
- Generous car parking

Accommodation

From the measurements provided we understand that the property benefits from the following gross internal area:-

Description	Sq ft	Sq m
Ground Floor	11,070	1,028.4
First Floor	998	92.7
Total	12,068	1,121.1

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

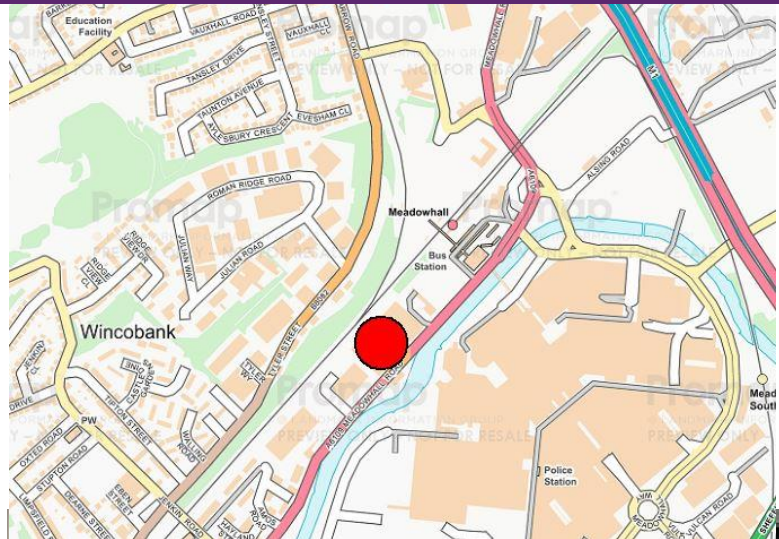
The property is available by way of a new lease on FRI terms.

EPC Rating

This is available upon request.

Rateable Value

The property is designated as "Warehouse and Premises" with a rateable value of £40,500.



Further Information

For further information please contact us on the below details:-

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Date of Particulars

April 2019



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