



Industrial/Warehouse Unit

Size 12,638 sq ft (1,174.07 sq m)

- Well Located Unit Close to Sheffield Parkway and City Centre
- Ground and First Floor Office Accommodation
- Secure Unit with Visitor Parking

Industrial/Warehouse Unit – For Sale

Size 12,638 sq ft (1,174.07 sq m)

Location

The subject premises are situated fronting Worthing Road, bisecting Woodbourn Road and Bernard Road. The site is within close proximity to the A57, Sheffield Parkway, which provides direct access to J33 M1, approximately 5 miles from the site. The site is located east of Sheffield City Centre. The unit is ideally located for the Motorway network and to provide access to the city centre.

Description

The premises comprise a detached warehouse/industrial unit with adjoining ground and first floor office space. The unit has 3 ground level loading doors, accessed via the side loading yard area. The premises has visitor parking to the front. The premises benefits from 3 phase electricity. The unit benefits from a mezzanine floor internally of approximately 975 sq ft.

Accommodation

We have been provided Gross Internal Area measurements as follows:

Accommodation	SQ M	SQ FT
Warehouse:	924.9	9,956
Offices:	249.2	2,682
Total GIA:	1,174.1	12,638

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 held by way of a long leasehold interest of 194 years from 1945, leaving approximately 119 years remaining. The annual ground rent is approximately £50 per annum.

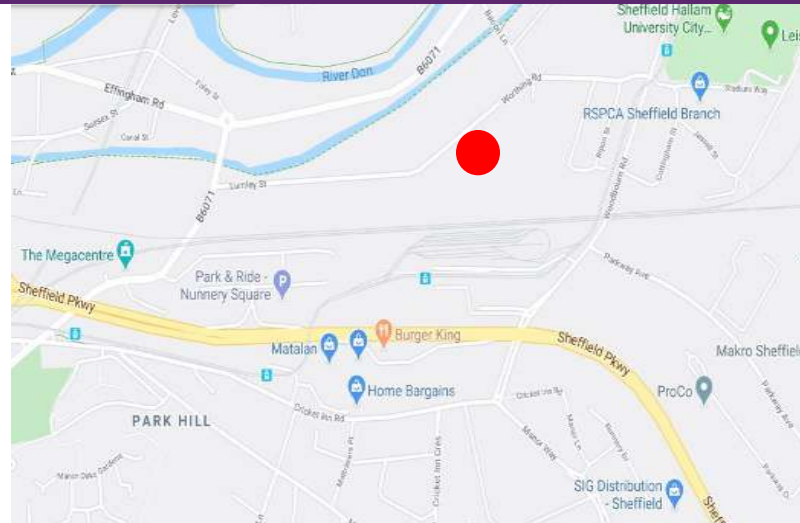
The property is available to purchase, seeking offers in excess of **£500,000** exclusive. Alternatively, the property is available to lease on new lease terms, at a quoting rent of **£50,000 per annum**.

EPC Rating

The property has an EPC rating of C69. Full EPC available upon request.

Rateable Value

The property is designated as "Warehouse and Premises" with a rateable value of £26,500. Therefore, rates payable will be approx. £13,568. Interested parties should make their own enquiries with Sheffield City Council.



Further Information

For further information or viewings, please contact the sole agents, CPP:

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Date of Particulars

August 2020

Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

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