



Warehouse/Storage Unit Size – 3,028 sq ft

- Short distance from Penistone Road, Sheffield
- Parking to the front
- Secure Roller Shutter Access

Warehouse/Storage Unit – To Let

Size: 3,028 sq ft

Location

The property fronts onto Hobson Avenue which is a short distance away from the main arterial route of the A61 Penistone Road. The site is approximately 1.5 miles North West of Sheffield City Centre and is located within a popular and established commercial location.

Penistone Road is the main arterial route linking the City to the North via the A61 which in turn provides access to J36 of the M1 motorway.

A number of established and higher value users are located on Penistone Road and a short distance away. Occupiers include Lexus Sheffield, Toyota Sheffield, Fiat Sheffield and Euro Car Parts.

Description

The property comprises an industrial/warehouse building with roller shutter access. The building provides a large open plan warehouse accommodation with the benefit of 3 phase electricity and ground level loading door. The building benefits from natural light through the first floor windows and there is a crane track which could be reinstated should a tenant wish to do so. Externally, the building is located next to a 1 acre secure storage site, which could also be available by way of a separate negotiation.

Accommodation

The building has been measured to have a Gross Internal Area (GIA) of **3,028 sq ft**.

Legal Costs

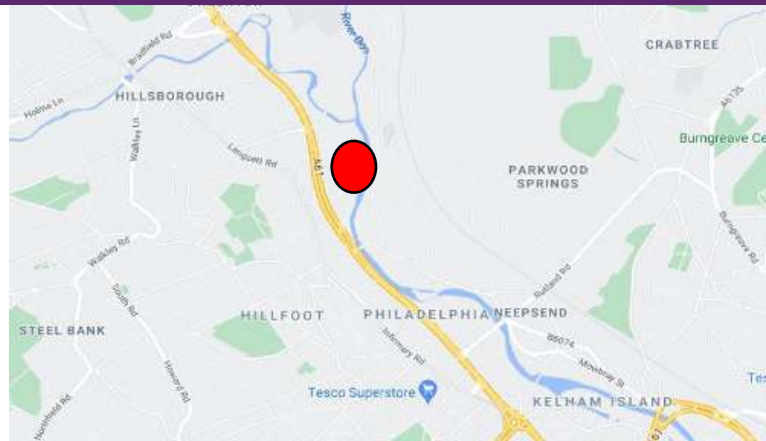
Each party to bear their own legal costs incurred in any transaction.

VAT

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

EPC

Full EPC available upon request.



Terms

The premises are available to let by way of a new lease on terms to be agreed. Quoting Rent **£15,000 pa**.

Further Information

For further information please contact the sole agents CPP

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Date of Particulars

November 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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