



## Prominent Trade Counter/Warehouse Unit Size 7,115 sq ft

- Prominent position at Savile Street and Attercliffe Road
- Large Secure Yard – Full Perimeter Fencing
- Available Immediately

# Prominent Trade Counter Unit – To Let

## Size 7,115 sq ft

### Location

The property is located in an extremely prominent position fronting Savile Street (A6109) leading to Brightside Lane, approximately 1 mile North East of Sheffield city centre. The location is a main arterial route linking Sheffield centre with Junction 34 of the M1 Motorway.

The property is in an extremely prominent position, benefitting from c.20,000 vehicle movements each day.

### Description

The subject property comprises a multi bay industrial/warehouse unit of steel portal framed construction and associated yard. Access to the site is via a dedicated access along Sutherland Street with additional access via Saville Business Park.

Unit C has recently been split and refurbished and is ready immediately.

Externally the unit provides a large secure hard standing yard and parking area. The yard benefits from a separate access and is fully secured by perimeter fencing.

### Accommodation

We have been provided with the following Gross Internal Area measurements: -

Area	SQ M	SQ FT
Bay C	661	7,115
<b>Total</b>	<b>661</b>	<b>7,115</b>

### 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.

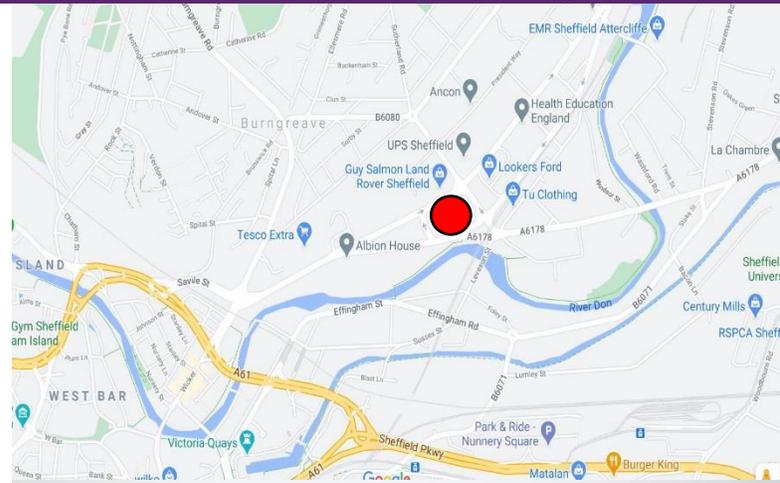
### Terms

The property is available as a whole on new FRI lease terms to be agreed.

Quoting rent is **£53,362.50 per annum (£7.50 psf)**.

### EPC Rating

The premises currently have an Energy Performance Asset Rating of C 51.



### Further Information

For further information please contact the below, or our joint agent MJB Commercial Property.

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**Joint Agent - MJB Commercial Property - 0114 282 3080**

### Date of Particulars

July 2021

### 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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