



Modern Industrial/Business Unit Size 7,000 sq ft (650 sq m)

- Good quality industrial/business space
- Well located in the Advanced Manufacturing & Innovation District (AMID)
- Excellent links to M1 motorway network

Modern Industrial/Business Unit – To Let

Size 7,000 sq ft (650 sq m)

Location

The property is located at Sheffield Business Park a flagship, 200-acre development in the heart of the Advanced Manufacturing & Innovation District (AMID), to the north of Sheffield.

The Business Park affords superb accessibility, with links to both Junctions 33 and 34 of the M1 Motorway, being close to Meadowhall Shopping Centre and adjacent to the Sheffield Parkway which forms the main arterial link between Junction 33 of the M1 and Sheffield City Centre.

Description

The property comprises a mid-terraced industrial / business unit, with associated car parking and loading areas. The property comprises warehouse accommodation with two storey office/ancillary accommodation which includes a series of offices and meeting rooms, staff welfare, kitchen and WCs.

Loading to the warehouse is via one ground level, up and over sectional loading door to the front elevation. Externally, the unit has a loading / yard area as well as car parking to the front.

The unit is due to undergo a full refurbishment following the previous tenant's occupation.

Accommodation

We have been provided with the following measurements for the property:

	Sq Ft	Sq M
Warehouse	3,817	354.80
Office	3,183	295.70
Total	7,000	650.50

Terms

The property is available to let by way of new FRI lease on terms to be agreed. Quoting rent is **£59,500 per annum (£8.50 psf)**

EPC Rating

This is available upon request.

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.

Further Information

For further information, please contact the joint agents CPP or Knight Frank:

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Date of Particulars

May 2021



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