

industrial warehouse
accommodation to let

1 Downgate Drive

SHEFFIELD, S4 8BT

- Established industrial location – close to J34 M1
- Modern Detached Industrial / Warehouse Unit
- Large Secure Yard Area
- Now Fully Refurbished - AVAILABLE IMMEDIATELY

31,697 sq ft (2,944.65 sq m)





amazon

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Location

The above unit is located on Downgate Drive in Sheffield immediately off Carlisle Street East. The estate is well located approximately 2 miles north of Sheffield and close to Junction 34 of the M1 Motorway. The property provides excellent access to City Centre and is ideally located for distribution or manufacturing uses.

Cocado

Royal Mail

ROM Cylinders

SYTNER BMW

MAHER

Description

The subject premises comprises a detached modern industrial/warehouse unit located on Downgate Drive. The property benefits from its own secure self contained yard area. The unit benefits from integral two storey office accommodation with private offices and reception area. There is personnel access to the main warehouse area with separate WC/amenity area within the warehouse. The unit benefits from 2 ground level loading doors. The unit has an eaves height of 5.0m. The building has a power supply of 800 KVA.

Specification

Building Specification as follows:

- Newly refurbished industrial/warehouse facility
- 2 storey integral office accommodation
- LED lighting throughout
- 2 no. ground level loading doors
- 5.0m eaves height rising to 9.74m to the Apex
- 800 kVA power supply
- Fully fenced secure yard/parking area

Accommodation

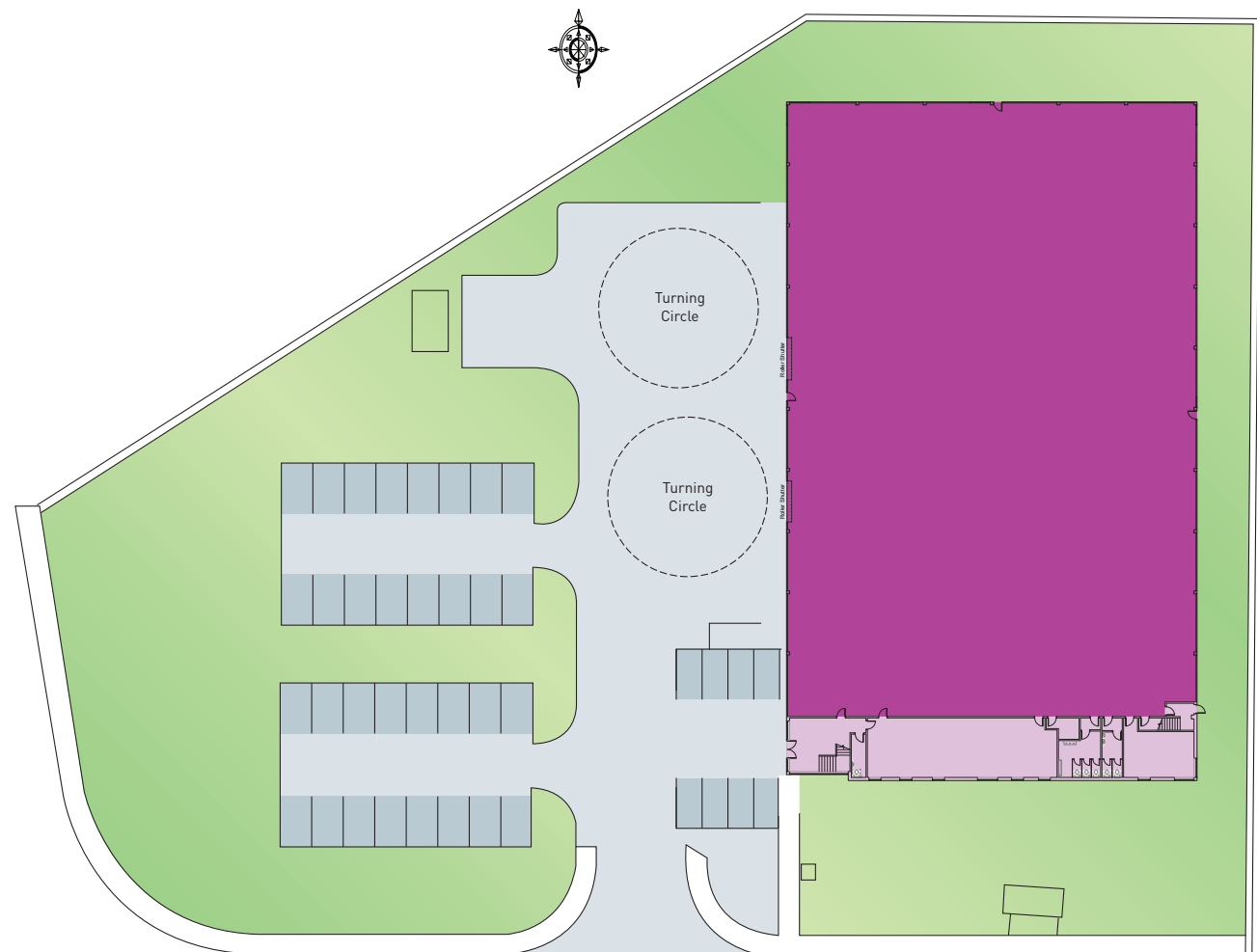
We have measured the property to have the following Gross Internal Floor Area:

| Area | SQ M | SQ FT |
|--------------|-----------------|---------------|
| Warehouse | 2,476.11 | 26,653 |
| GF Offices | 234.27 | 2,522 |
| FF Offices | 234.27 | 2,522 |
| Total | 2,944.65 | 31,697 |

EPC Rating

Available on request.

Site Plan



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Legal Costs

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

Rateable Value

The property has a Rateable Value of £120,000.

VAT

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

Anti-Money Laundering (AML)

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

Terms

The premises are available to let by of a new lease on terms to be agreed. Quoting rent is £220,000 per annum.



Further Information

For further information please contact;

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