



## Manufacturing/Industrial Unit Size 15,318 sq ft (1,421.77 sq m)

- Established Trade/Industrial Location
- Close to Sheffield City Centre & Penistone Road (A61)
- 5t Crane

# Manufacturing/Industrial Unit – For Sale

## Size 15,318 sq ft (1,421.77 sq m)

### Location

The property is located fronting Herries Road South adjacent to Penistone Road (A61) in Sheffield. The property is a short distance from the Hillsborough Football Ground and established Hillsborough Trade Point. The estate is approximately 2 miles north of Sheffield City Centre and close to Penistone Road which is a main arterial route with around 50,000 traffic movements each day.

### Description

The property comprises a large industrial/manufacturing building built in approx. 1960's. The property is arranged across two large open plan bays with a single roller shutter door access. The building is built of brick and block work construction, surmounted by a metal trussed roof. The property also benefits from a 5 tonne gantry crane. The property has a small area of first floor office space.

Externally, the property has a secure loading yard area.

### Accommodation

We measured the property to have the following GIA:

Area	Sq M	Sq Ft
Warehouse Ground Floor	1,368.77	14,744
1 <sup>st</sup> Floor Office	53	574
<b>Total</b>	<b>1,421.77</b>	<b>15,318</b>

### Terms

The property is available to purchase for **£550,000** exclusive. Alternatively, a new lease on FRI terms may be considered.

### EPC Rating

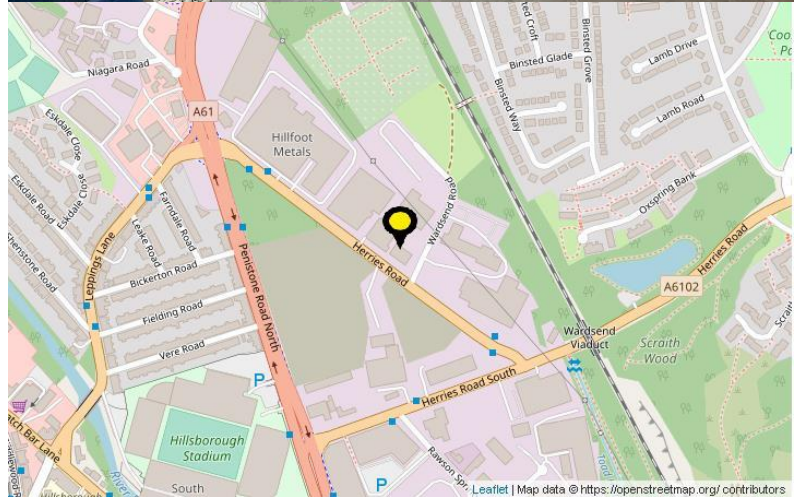
Available on request.

### VAT

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

### Legal Costs

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



### Further Information

For further information please contact the below:

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### Date of Particulars

July 2021



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