



## High Quality Industrial Warehouse/Trade Units

2,002 Sq Ft (185.99 Sq M)

- Full Height Loading Door
- Close to J34 of the M1 Motorway
- Ideally located

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### Location

Carlisle Business Park is ideally situated within Don Valley area of Sheffield. The accommodation is situated just off Carlisle Street, accessed via, Petre Street and Upwell Street, and close to J34 of the M1 Motorway. The subject property is located circa 3 miles from Sheffield City Centre.

### Description

Carlisle Business Park is a high quality development of 16 industrial/warehouse units, ideally located in the lower Don Valley area of Sheffield.

Units are finished to a specification to include:

- > Full height loading door
- > Fitted office accommodation
- > LED Lighting
- > Secure shared yard area
- > WC

### Accommodation

DESCRIPTION	SQ FT	SQ M
Unit 14	2,002	185.99
<b>TOTAL</b>	<b>2,002 SQ FT</b>	<b>185.99 SQ M</b>

### Terms

The accommodation is available to let by way of a new lease on terms to be agreed. Quoting rent is £20,000 per annum.

### VAT

All figures are quoted exclusive of VAT at the prevailing rate.

### EPC Rating

EPC Available upon request



### Anti-Money Laundering (AML)

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

### Legal Costs

Each party to bear their own legal costs in the transaction.

### Further Information

For further information please contact the sole agents CPP

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