



High Quality Industrial Estate

843 Sq Ft (78.31 Sq M)

- Good quality industrial/warehouse units in a prominent location off Brightside Lane
- Large secure yards areas
- Generous eaves height and large loading doors

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Location

The subject property is situated fronting Newhall Road in the heart of Sheffield's Lower Don Valley region. The property benefits from excellent transport links to the local and regional road networks with the M1 Motorway approximately 1.7 miles North East of the property and Sheffield City Centre 1.6 miles to the south west.

Newhall Road Industrial Estate is a popular estate with a number of high quality occupiers located on site such as Eurocell.

Description

Unit 10 is an end of terrace unit located within a secure locked yard area. The fully enclosed and secure estate comprises of 3 blocks of steel portal frame units with brick/blockwork elevation with steel profile cladding above.

This unit benefits from the following specification:

- One ground level loading door
- Communal WC
- Integral office accommodation
- LED Lighting
- Communal parking within secure yard area

Accommodation

DESCRIPTION	SQ FT	SQ M
Unit 10	843	78.31
TOTAL	843 SQ FT	78.31 SQ M

Terms

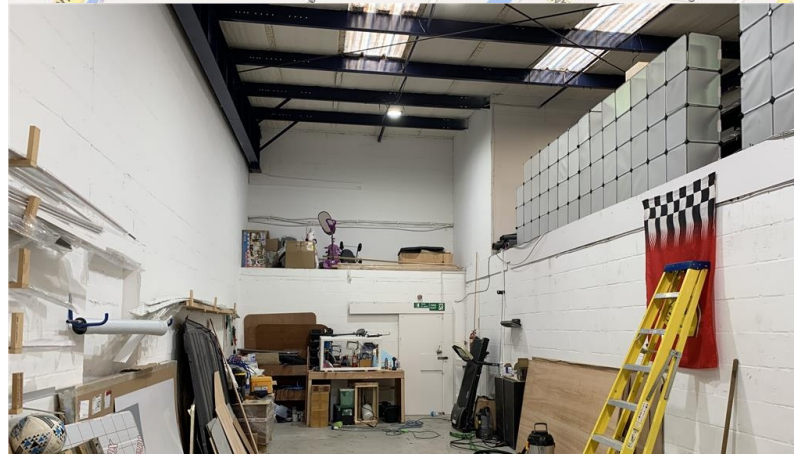
The unit is available on new lease terms to be agreed.

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 bare their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP

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