



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

- UNDERGOING FULL REFURBISHMENT
- Established Trade/Industrial Location
- Close to Sheffield City Centre & Penistone Road (A61)
- 6.1m eaves height rising to 8.3m

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 which is undergoing a full refurbishment. The refurbishment is to include new roof lights and overclad roof, full redecoration, new concrete warehouse floor, new external cladding and new LED lighting. 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 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 st Floor Office	53	574
Total	1,421.77	15,318

Terms

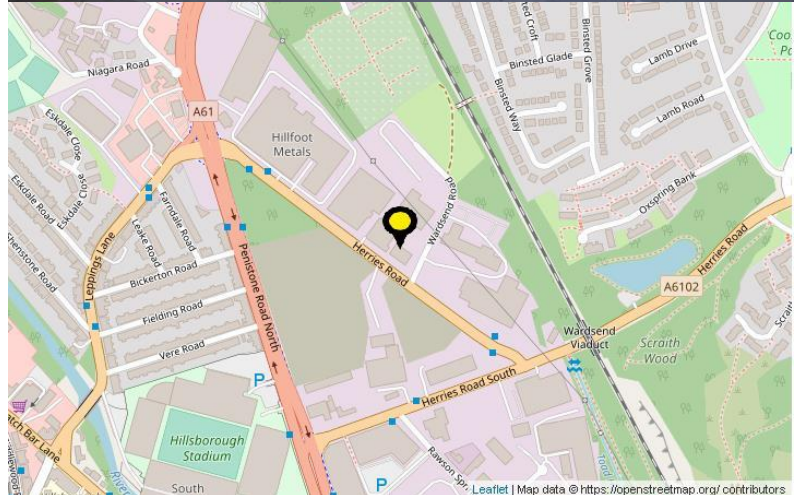
The property is available to let by way of a new lease on FRI terms. Quoting rent is **£85,000 per annum +VAT**.

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

June 2022



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