



Detached Industrial/Warehouse Unit 2,927 Sq Ft (271.92 Sq M)

- Fully Refurbished Industrial Unit
- Available for immediate occupation
- Excellent Location close to J33 M1
- Secure Yard Area

Detached Industrial/Warehouse Unit

2,927 Sq Ft (271.92 Sq M)

Location

The property is located within Dore House Industrial Estate, Sheffield which is an established location situated within close proximity to Junctions 31 and 33 of the M1 motorway. The location is considered an established industrial estate located approximately 6 miles east of Sheffield city centre in Handsworth. The surrounding land users are predominantly office and industrial with the Advanced Manufacturing Park 1.5 miles away.

Description

Unit 4 Dore House Industrial Estate comprises a fully refurbished detached warehouse/industrial unit. The building benefits from 2 ground level electric loading doors, one to the front and one to the side elevation. There is a secure yard to the side of the building. There is an adjacent ground floor office to the front of the building.

The building has been fully refurbished, to include the following:

- New Insulated Roof
- Fully Redecorated throughout
- Rendered exterior elevations
- Refurbished office accommodation (to include redecoration, new carpets, new kitchenette and sanitary ware)
- 2x new electric roller shutter access doors
- New electricity board
- New LED lighting throughout
- Clean and make good service yard areas

Terms

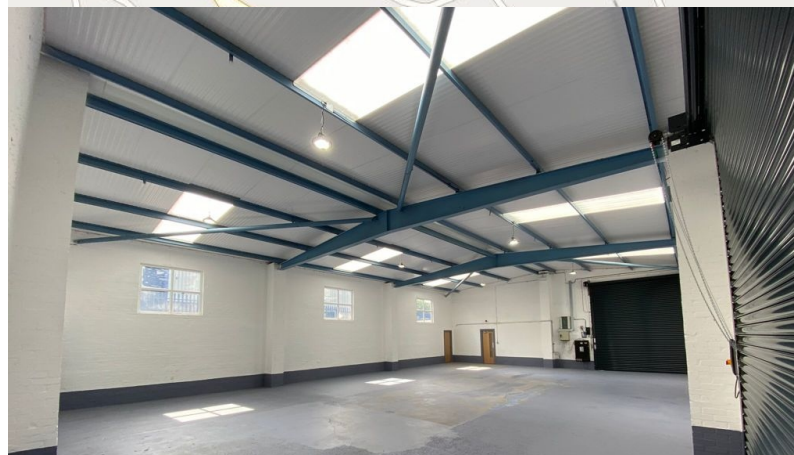
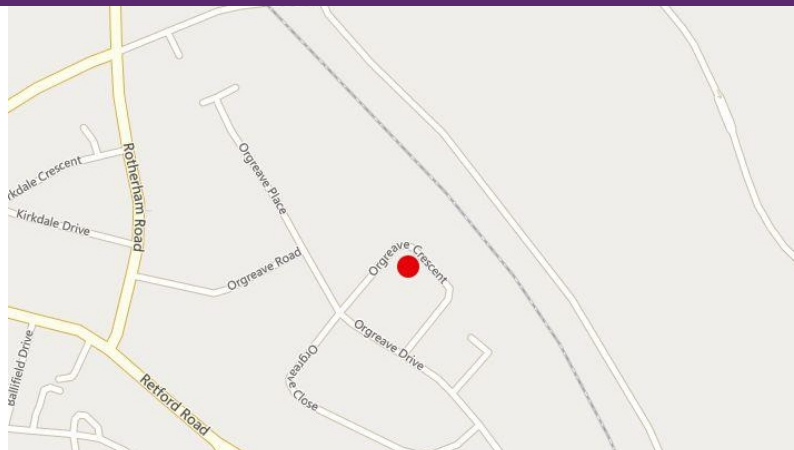
The building is available by way of a new lease on terms to be agreed.

VAT

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

EPC Rating

EPC - D. Full 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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