



Warehouse/ Industrial Unit in Sheffield City Centre

3,203 Sq Ft (297.56 Sq M)

- 3tn Crane
- Situated in Sheffield City Centre
- Available Immediately
- Warehouse suitable for B2/B8 use only

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Location

The property is situated on Bailey Street, which connects the main thoroughfares of West Street and Broad Lane, Sheffield city centre.

The site offers access to Derek Dooley Way and beyond to Sheffield Parkway (A57), which in turn provides access to Junction 33 of the M1 which is approximately 7 miles to the East.

Description

The property comprises a single story industrial unit surmounted beneath a pitched roof. Entrance to the warehouse is via a roller shutter entrance. The unit offers a fantastic opportunity for storage or manufacturing.

The warehouse benefits from:-

- > 3tn Crane
- > 3 phase electricity
- > Office space
- > Kitchenette & WC's

Externally the unit provides an external store.

Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse	3,203	297.56
TOTAL	3,203 SQ FT	297.56 SQ M

Terms

Property available to rent on new lease terms to be agreed.

VAT

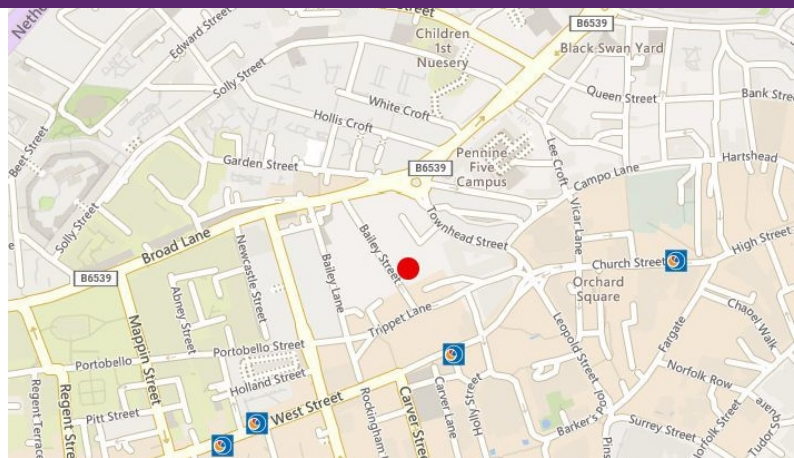
All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

Rateable Value available upon request.

EPC Rating

The property has an EPC rating 'D'.



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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