

M1

J34

TO LET

UNIT 1B

IKEA

Meadowhall Retail Park

Cineworld

FORGED SOLUTIONS GROUP



BENCHMARK TRADE

SCREWFIX

TOOLSTATION

HOWDENS

FedEx

Daily average of 29,195 vehicle movements on the A6178 according to the Department of Transport website.



UNIT 1B

ATTERCLIFFE COMMON TRADE ESTATE SHEFFIELD S9 2DN

PROMINENT TRADE COUNTER/ WAREHOUSE

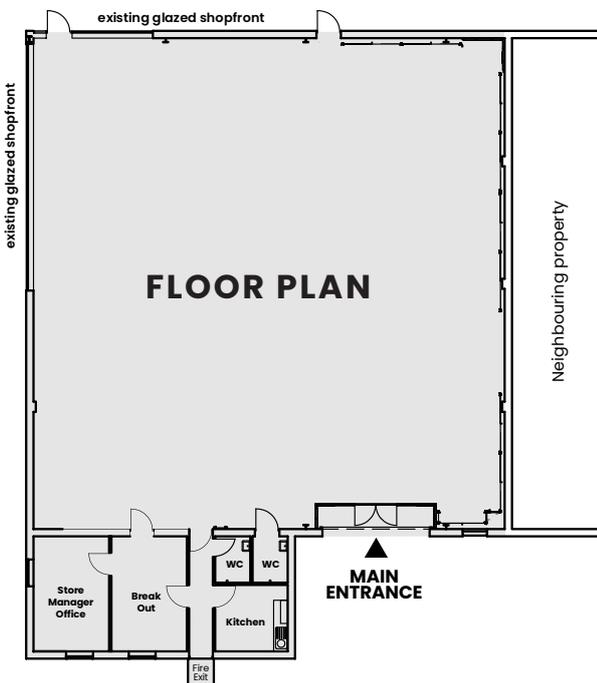
5,126 SQ FT (476 SQ M)

SPECIFICATION

- 5,126 sq ft (476 sq m)
- 7m Eaves high
- LED lighting
- Main services provided
- Newly refurbished
- Level loading door
- Self-contained office accommodation
- Highly prominent road frontage

LOCATION

[VIEW IN GOOGLE MAPS](#)



BUSINESS RATES

2023 Rateable Value (Warehouse and Premises) £27,750. Based on the business rate multiply of 51.2p the approximate rates payable is £14,208 per annum.

SERVICE CHARGE

There is an estate service charge is payable for the maintenance and management of the estate's common parts and services. The service charge is available on application. The Landlord will recover its costs in insuring the buildings. Full details can be provided on application.

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

EPC RATING

An EPC is available upon request.

CONTACT THE AGENTS



ED NORRIS
07711 319339
ed@cppartners.co.uk



0131 229 3800

ANDREW VEITCH
07826 947 321
andrew.veitch@montagu-evans.co.uk

The Code for Leasing Business Premises in England and Wales recommends you seek professional advice before agreeing a business tenancy. The Code is available through professional institutions and trade associations or through the website www.lettingbusinesspremises.co.uk. These particulars are intended to give a fair description of the property but their strict accuracy is not guaranteed neither do they constitute part of an offer/ contract. Applicants must satisfy themselves as to the correctness of the information contained herein before entering into a binding contract. All prices and rentals quoted are exclusive of VAT (if chargeable). The services, fixtures, fittings, appliances and other items of equipment referred to herein have not been tested by this firm. Therefore no warranty can be given as to their condition and applicants must satisfy themselves in this respect. **March 2024**