



## To Let - Hybrid Unit with Parking 3,812 Sq Ft (354.13 Sq M)

- Craneage
- Good Office Accommodation
- Potential for Outside Storage/Yard



# To Let - Hybrid Unit with Parking

## 3,812 Sq Ft (354.13 Sq M)

### Description

Davy Markham works are situated on Prince of Wales Road approximately 3 miles east of Sheffield City Centre. Prince of Wales Road joins with the A57 which is the main arterial route linking Sheffield with Junction 33 of the M1 Motorway.

Unit 11 comprises a two story, brick built with production space at ground floor and first floor offices above. The unit has undergone a recent refurbishment along with the wider estate improvements. The site provides a large communal parking section and additional storage is available by way of a separate negotiation.

The premises benefit from the following:-

- Overhead gantry crane
- Roller shutter door access
- Secure site
- On site parking

### Accommodation

DESCRIPTION	SQ FT	SQ M
Ground Floor Production	1,906	177.07
Offices	1,906	177.07
<b>TOTAL</b>	<b>3,812 SQ FT</b>	<b>354.13 SQ M</b>

### Terms

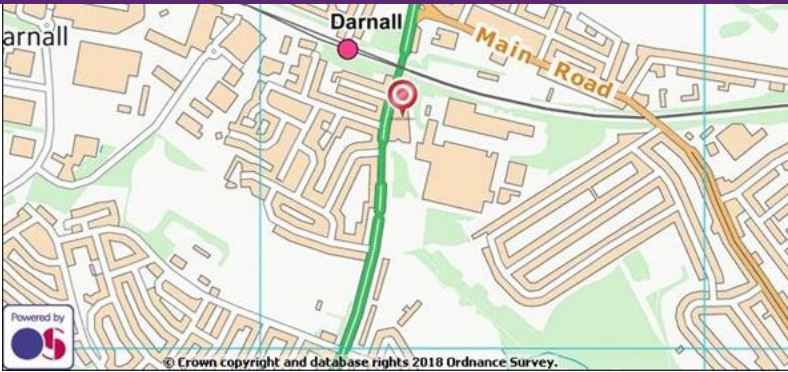
FRI Terms to be agreed.  
Quoting - £32,000 pa.

### 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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