

TO LET / FOR SALE

Modern Detached Industrial Unit



UNIT 2 STATION ROAD

**ECCLESFIELD
SHEFFIELD S35 9XH**

Unit 2 comprises a modern detached steel portal framed warehouse / manufacturing unit with crange. The unit benefits from a shared yard area with dedicated car parking and integral office accommodation.

- Close proximity to Junction 35 of M1
- Significant power supply available- up to 2MVA
- 7.68 m eaves height
- 3 ground level loading doors
- 4no. overhead cranes (2no. 5t and 2 no 7.5t)
- Integral office accommodation
- LED lighting

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LOCATION

The site is situated off Johnson Lane between Station Road and Johnson Lane in Ecclesfield, within the civil parish of the city of Sheffield. Ecclesfield is approximately 5.4 miles north of Sheffield city centre while being approximately 4.6 miles north west of Rotherham.

The subject units can be access by way of a new entrance from Station Road, providing HGV access to the site. There is an additional passenger vehicle entrance via Johnson Lane. The site has good access with Junction 35 of the M1 being approximately 2.2 miles to the east while the A6135 to Sheffield city centre is accessed directly off Station Road.



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ACCOMMODATION

Unit	Sq Ft	Sq M	EPC
2	27,856	2,588	D



FURTHER INFORMATION / VIEWING

For further information on availability and terms; please contact:



Ed Norris
07711 319 339
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Max Pickering
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Alternatively, please contact
the landlord directly:



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