



## Modern industrial / warehouse unit 23,355 Sq Ft (2,170 Sq M)

- Fully refurbished
- Easy access to J31 and J33 M1
- Ground and dock level loading access
- 650 KVA electricity supply

# Modern industrial / warehouse unit

## 23,355 Sq Ft (2,170 Sq M)

### Location

The property forms part of Woodhouse Link, an established industrial estate located South East Sheffield at the boundary with Rotherham. The area is home to number of industrial and warehouse occupiers including Jeld-Wen, BLE and Home Décor. The Advanced Manufacturing Park is also located close by. The premises benefit from excellent access to the M1 with junction 31 being approximately 3.5 miles to the East and junction 33 being approximately 4.5 miles to the North West of the site. Sheffield city centre is approximately 7 miles away.

### Description

Unit 4 comprises a modern detached industrial warehouse with fitted offices and staff facilities which has recently been refurbished. The property is constructed from steel portal frame and profile clad elevations, surmounted by a pitched clad roof, incorporating translucent light panels. Externally, the property is set within a secure site benefiting from generous yard space and dedicated parking spaces.

The property includes the following specification:

- Detached unit with profile clad elevations
- 9m eaves
- 2x Ground level loading doors
- 2x dock level loading doors
- Lighting to the warehouse
- Good quality office accommodation
- Staff facilities and WC's
- Connections to all mains services with 650 KVA electricity supply

### Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse	23,355	2,170
<b>TOTAL</b>	<b>23,355 SQ FT</b>	<b>2,170 SQ M</b>

### Terms

The property is immediately available by way of a new lease at an initial rent of £221,872 per annum.

### VAT

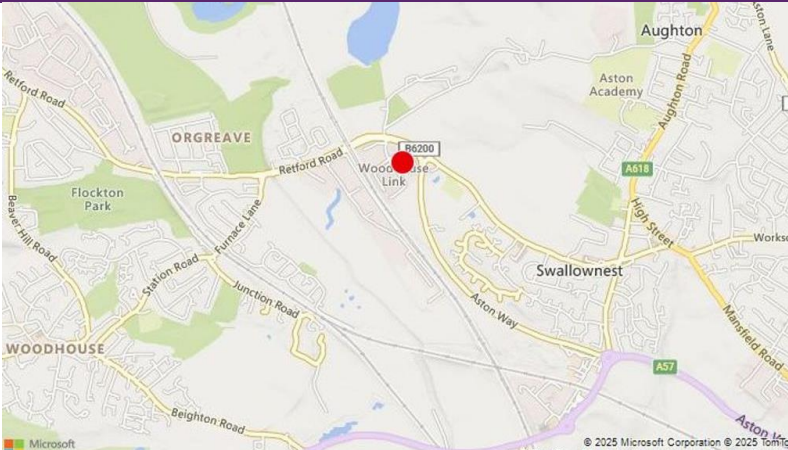
All figures are quoted exclusive of VAT at the prevailing rate.

### Rateable Value

The Rateable Value for the property is £146,000. Based on the 2025 UBR of 0.546 the payable amount is £76,716

### EPC Rating

This property has an Energy Performance Certificate EPC rating of A18.



### 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 bear their own legal costs in the transaction.

### Further Information

For further information, please contact CPP:

Mr Ed Norris MRICS  
T: 0114 270 9160  
M: 07711 319 339  
E: ed@cpp.uk

Mr Toby Vernon MRICS  
T: 0114 270 9161  
M: 07872 377 228  
E: toby@cpp.uk

Or our joint agents at Knight Frank:

Rebecca Schofield  
T: 0114 253 7194  
M: 07776 172 123  
E: Rebecca.schofield@knightfrank.com

Eddie Slater  
T: 0114 241 3902  
M: 07929 796 031  
E: Edward.slater@knightfrank.com