



Industrial Unit To Let 5,529 Sq Ft (513.64 Sq M)

- Immediate access to Junction 34 M1.
- Mid terraced industrial unit with associated parking
- Four large roller doors

Industrial Unit To Let

5,529 Sq Ft (513.64 Sq M)

Location

The subject property is situated immediately off Junction 34 of the M1 Motorway, in Sheffield South Yorkshire. The unit fronts onto Greasbro Road, which is a short distance from the J34 South junction and therefore provides excellent access to the Motorway Network along with Sheffield and Rotherham. The unit is surrounded by a number of similar land users along Greasbro Road with further development taking place a short distance away at Bessemer Park.

Description

The subject site comprises a mid terraced industrial unit with associated yard. The property is of steel portal frame construction surmounted by a single pitched profile clad roof. The elevations are brick/block work and profile clad. Access to the unit is via four large roller doors and one smaller pedestrian door all accessed along the front elevation. The access leads into a single spanned clear unit with small toilet block on the left hand side.

Accommodation

DESCRIPTION	SQ FT	SQ M
Ground Floor	5,529	513.64
TOTAL	5,529 SQ FT	513.64 SQ M

Terms

FRI Terms to be agreed. Quoting £36,000 pa.

VAT

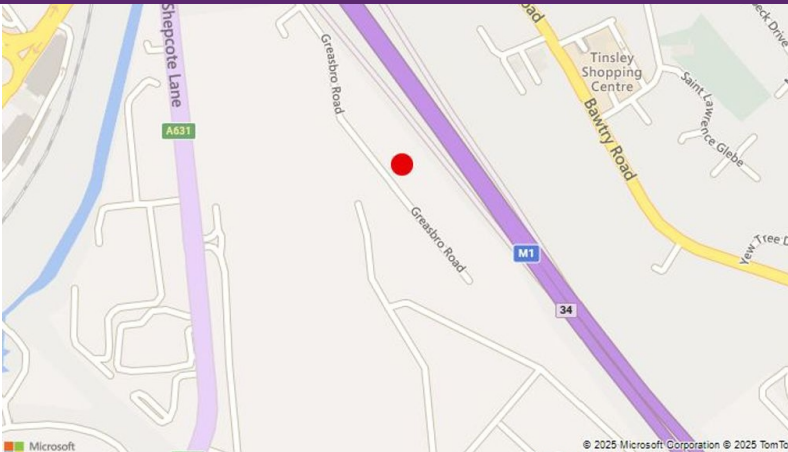
All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

The VOA have the current rateable value for the premises is £23,500. Payable based on the current UBR of 54.6 pence to the pound is £12,831.

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

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