



Modern Unit To Let 5,498 Sq Ft (510.76 Sq M)

- High Quality Industrial/Office Unit
- Located within the Advanced Manufacturing Innovation District (AMID)
- Excellent Transport Links

Modern Unit To Let

5,498 Sq Ft (510.76 Sq M)

Location

The premises forms part of the Sheffield Business Park approximately 2 miles north east of Sheffield City Centre. The Sheffield Business Park is a short distance from both Junction 33 and 34 of the M1 motorway and accessed from Europa Link, which links with Sheffield Parkway and Shepcote Lane. The Unit fronts Europa Link, which is home to a number of similar styled hybrid units.

Description

Located within the Advanced Manufacturing Innovation District (AMID), this mid-terraced hybrid unit is constructed with a steel portal frame. The front elevation features extensive curtain glazing, offering access to a high-quality reception and office area, as well as a roller shutter door that leads into the warehouse space.

Internally, the property offers a combination of open-plan and partitioned office areas alongside full-height warehouse accommodation.

Externally, the unit benefits from a dedicated yard and parking area.

Key features include:

- Roller shutter door access
- Modern, high-specification reception and office space
- Open-plan office layout
- Secure yard and allocated parking

Accommodation

DESCRIPTION	SQ FT	SQ M
Ground floor	4,166	387.02
First Floor	1,332	123.74
TOTAL	5,498 SQ FT	510.76 SQ M

Terms

The accommodation is available to let by way of a new Full Repairing and Insuring (FRI) Lease on terms to be agreed.

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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