



## Modern Warehouse Unit - Undergoing Refurbishment

50,505 Sq Ft (4,691.91 Sq M)

- Excellent location just off J34 of the M1 Motorway
- Fully secure Yard
- Undergoing full refurbishment
- Available Q2 2025

# Modern Warehouse Unit - Undergoing Refurbishment

50,505 Sq Ft (4,691.91 Sq M)

### Location

The subject property is well located being approximately 1 mile from J34 and adjacent to M1 Motorway. The location is within a well-established industrial hub, offering easy access to local amenities and surrounding businesses. It is in close proximity to the popular Meadowhall Shopping Centre, as well as the Advanced Manufacturing Park and other business parks.

### Description

The subject property comprises a modern, high bay warehouse. The unit is due to undergo a full refurbishment program and will be available from Q2 2025. The main features are as follows:

- 4no. Full height, insulated up and over loading doors
- 8m clear internal eaves height
- Large secure external yard area
- PIR LED warehouse lights
- Office and welfare facilities
- Secure site with large electric gate
- 230 kVA power supply
- 1,464 Sq Ft office space

### Accommodation

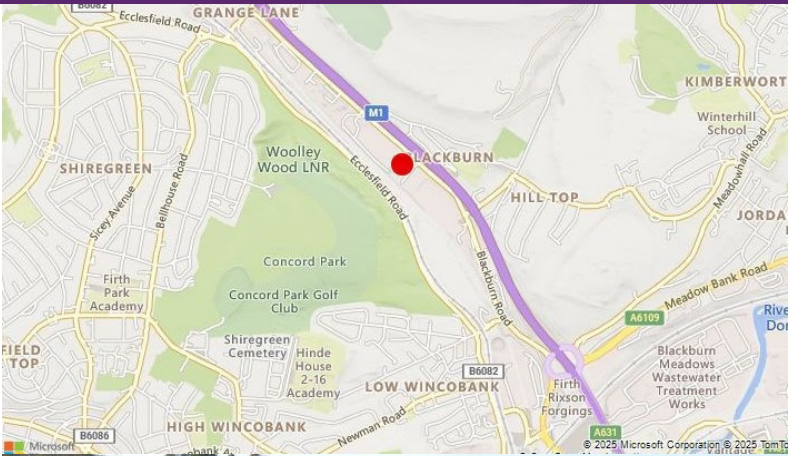
DESCRIPTION	SQ FT	SQ M
Warehouse	50,505	4,691.91
TOTAL	50,505 SQ FT	4,691.91 SQ M

### 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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