



Modern Warehouse Unit 10,064 Sq Ft (934.95 Sq M)

- Excellent location just off the J34 of the M1 Motorway
- Large Secure Yard
- Newly Refurbished

Modern Warehouse Unit

10,064 Sq Ft (934.95 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, newly refurbished high bay warehouse. The main features are as follows:

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

Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse	10,064	934.95
TOTAL	10,064 SQ FT	934.95 SQ M

Terms

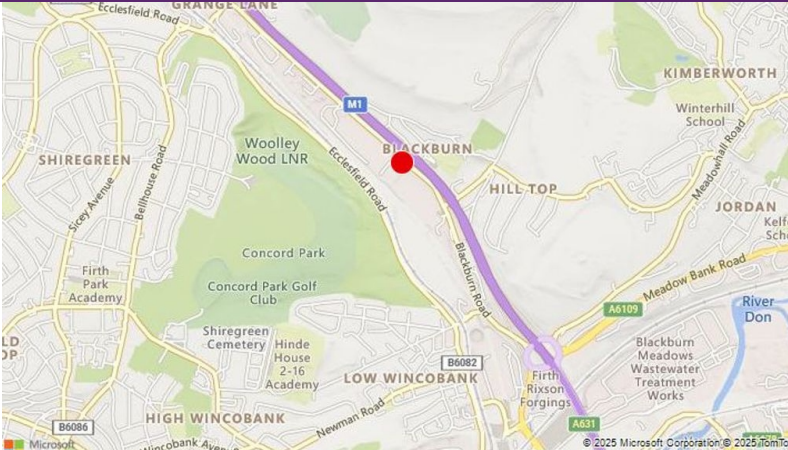
Available on request

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
Mr Toby Vernon MRICS
T: 0114 270 9161
M: 07872 377 228
E: toby@cpp.uk
Will Rowe
T: 0114 2738857
M: 07709 281 377
E: will@cpp.uk

September 2025