



Modern unit To Let 8,925 Sq Ft (829.13 Sq M)

- Secure Hardstanding Yard Area
- 7.5M Eaves & 10t Crane
- Additional Office Accommodation Available

Modern unit To Let

8,925 Sq Ft (829.13 Sq M)

Location

The subject unit is located adjoining Pattinson Brothers at the junction of Ferguson Street and Baker Street in Attercliffe, Sheffield. Access to the site and the enclosed yard/parking area is via Ferguson Street off Attercliffe Road (A6178) which is in the main arterial route linking Sheffield city centre to J34 of the M1 motorway.

The site is approx. 1.5 miles north east of Sheffield city centre and similar distance to J34 of the M1 motorway.

Description

The unit comprises a modern extension which has historically been linked to the adjoining unit. The unit has now been subdivided with a separate access leading to a secure and perimeter fenced hardstanding area.

Internally the unit provides an eaves height of 7.5 m with an integral WC, kitchen and small office. Additional office space is available at the location if required.

The property benefits from the following:-

Roller shutter access

7.5 m eaves.

Secured perimeter fenced yard area

WCs/Office accommodation

Accommodation

DESCRIPTION	SQ FT	SQ M
Ground Floor Warehouse	8,925	829.13
TOTAL	8,925 SQ FT	829.13 SQ M

Terms

FRI Lease 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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