



## Warehouse Units with Offices

818 - 1,848 Sq Ft (75.99 - 171.68 Sq M)

- Good quality warehouse / industrial units
- Large secured yard with perimeter fence
- Generous eaves height and large loading door
- Good motorway access to J34 M1

# Warehouse Units with Offices

## 818 - 1,848 Sq Ft (75.99 - 171.68 Sq M)

### Location

Century Street is situated along Coleridge Road, just off Attercliffe Common A6178, one of the main routes into the city centre. Junction 34 of the M1 is easily reached within 2 miles of the estate. It lies within close proximity to Sheffield City Centre and Sheffield Airport is within a 30 minute drive. Nearby Darnall station offers regular and direct services to Lincoln Central and Sheffield.

### Description

The units are of steel frame construction with brick/block work elevations at low level with insulated profile steel sheet cladding above. There is an effective eaves height of approximately 4.2m. Each unit has a roller shutter vehicle access/loading door and a separate personnel door, communal yard, security fence and lockable gates to the estate.

### Accommodation

DESCRIPTION	SQ FT	SQ M
Unit 1	1,830	170.01
Unit 9	818	75.99
Unit 46	1,848	171.68
TOTAL	1,848 SQ FT	171.68 SQ M

### Terms

The unit is available on new lease terms to be agreed.

Unit 1 - £19,125 per annum

Unit 9 - £9,407 per annum

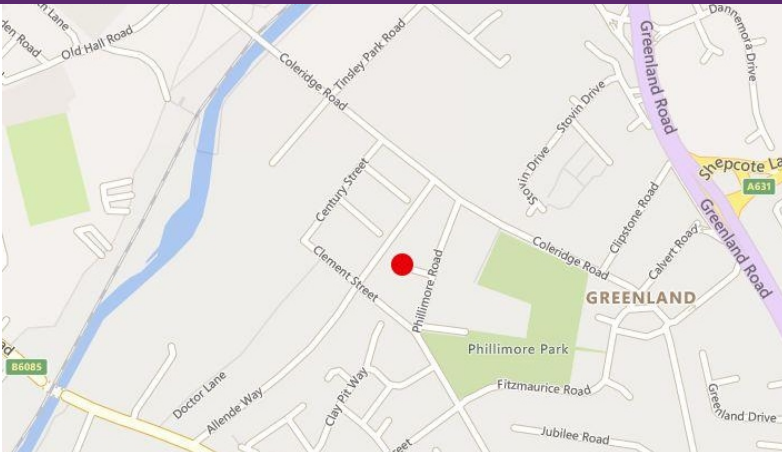
Unit 46 - £19,404 per annum

### 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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