



Modern Industrial/Warehouse Unit 4,092 Sq Ft (380.15 Sq M)

- Quality Modern Unit
- Integral Office space
- Excellent location close to Sheffield & M1

Modern Industrial/Warehouse Unit

4,092 Sq Ft (380.15 Sq M)

Location

The subject unit forms part of the Beighton Link Business Park the Sheffield and Rotherham boarder. The location comprises similar high-quality industrial units along the main arterial route of the A57. The A57 is a busy trunk road linking the M1 at Junction 31 to the South Sheffield suburbs of Mosborough, Beighton, Crystal Peaks and Sheffield centre beyond. Sheffield and Rotherham centre's are both approximately 4 miles from the site.

Description

Unit C3 forms a part of a terrace of modern units of steel portal frame construction with a pitched and profile roof. Access to the unit is via a personnel door leading into the reception/office section, which is extended at first floor level. A separate full height loading door leads into the warehouse via the shared and communal hardstanding yard. Externally the unit provides shared yard and parking area. The office section has been extended at first floor level.

Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse & Offices	4,092	380.15
TOTAL	4,092 SQ FT	380.15 SQ M

Terms

New FRI Terms - Quoting £35,000 pa

VAT

All figures are quoted exclusive of VAT at the prevailing rate.

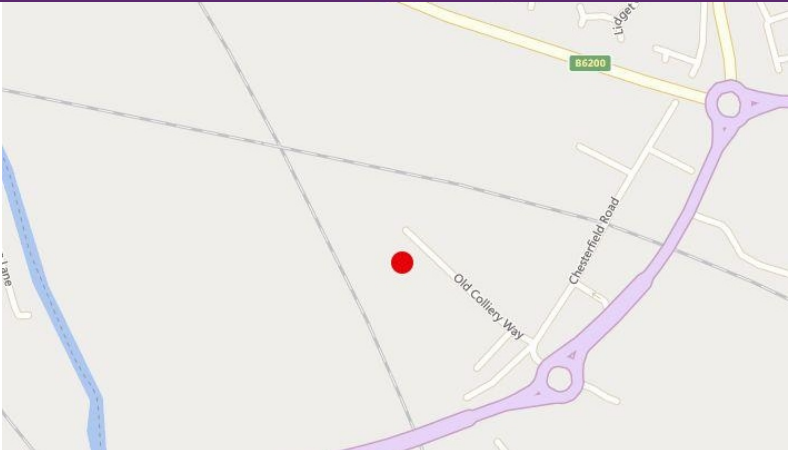
Rateable Value

Current RV £21,000.

Payable based on 55.5p in £ £11,550 pa.

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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