



Trade/Well Located Warehouse Unit To Let 2,325 Sq Ft (215.99 Sq M)

- Excellent Transport Links to J34 of the M1
- Established Commercial Location
- Unit available immediately

Trade/Well Located Warehouse Unit To Let

2,325 Sq Ft (215.99 Sq M)

Location

The property is located approximately 4 miles to the north of Sheffield City Centre. Junction 34 of the M1 motorway is located approximately $\frac{3}{4}$ mile to the north east of the subject property. The estate fronts Shepcote Lane (A631) which links the location with Junction 34 and beyond to the ring road (A630).



Description

The estate is arranged over two terraces with a central yard area. Unit 11 is available in March 2026 with a small office to the rear. The unit benefits from full height shutter access and secure shared parking/yard.

The property benefits from the following:-

- Full height Shutter Access
- Shared Parking/Yard Area
- W/C
- Concrete floor
- Two separate offices to the rear



Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse	2,325	215.99
TOTAL	2,325 SQ FT	215.99 SQ M

Terms

The property is available to lease by way of a new lease on terms to be agreed.

Quoting rent is £19,500 per annum exclusive of VAT.

Estate Service Charge - £1.03 per sq ft.

VAT

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

Rateable Value

Current RV based on £12,000 RV.

Tenant to make own enquiries with the VOA.

EPC Rating

Full 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 bear their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP

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