



## Industrial Unit To Let 28,621 Sq Ft (2,658.89 Sq M)

- 1.8 Acre Yard
- 9.8m Eaves
- Crane Beams in Situ
- Secure Site with Manned Security & CCTV
- Potential Short Term Secure Storage

# Industrial Unit To Let

## 28,621 Sq Ft (2,658.89 Sq M)

### Location

Claywheels Lane is located a short distance away from the main arterial route of the A61 Penistone Road. The site is approximately 2 miles North West of Sheffield City Centre and is located within a popular and established commercial location.

Penistone Road is the main arterial route linking the City to the North via the A61 which in turn provides access to J36 of the M1 motorway.

### Description

The property comprises a detached warehouse/industrial unit of steel portal frame construction, with brick and profile metal cladding elevations. Situated within the secure Beeley Wood Industrial Estate.

- Potential for occupation from March 2026
- Manned security present and externally monitored CCTV
- Total plot size 1.8 acres with potential to increase
- Overhead crane beams in place
- Building Fire alarm and LED lighting in place.
- Potential access to a bore hole to extract water
- Current Environment Agency Permit in place which may be transferable subject to tenant and use

### Accommodation

DESCRIPTION	SQ FT	SQ M
High Bay Warehousing	26,963	2,504.86
Lean-to	1,658	154.03
<b>TOTAL</b>	<b>28,621 SQ FT</b>	<b>2,658.89 SQ M</b>

### Terms

To Let on new FRI terms to be agreed.

Quoting £130,000 + VAT per annum.

### VAT

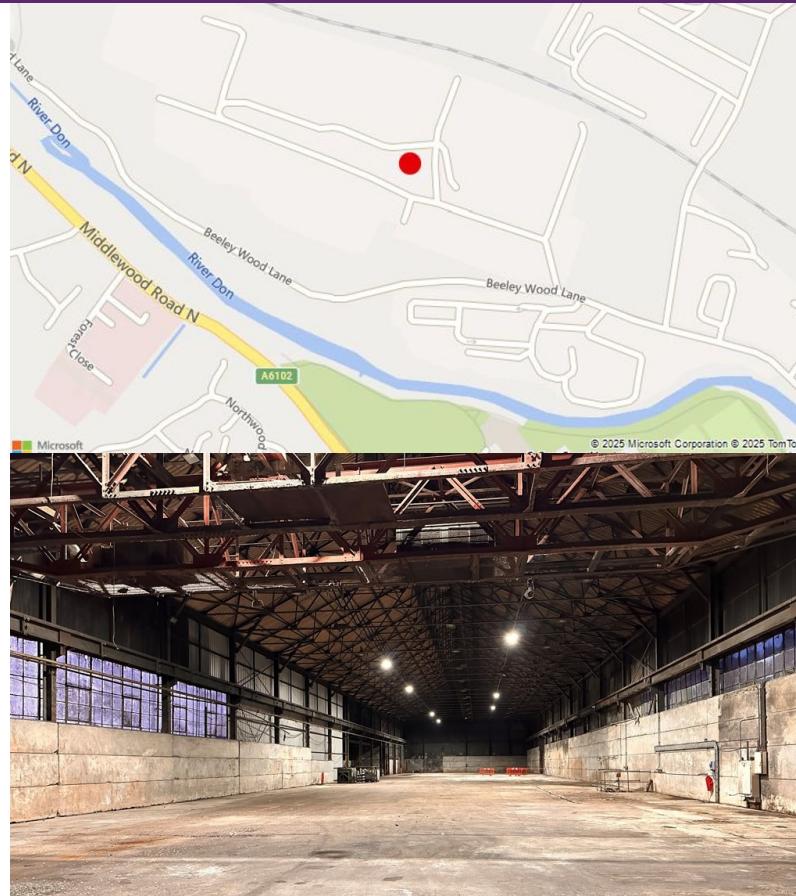
All figures are quoted exclusive of VAT at the prevailing rate.

### Rateable Value

The VOA have the current rateable value for the premises as £47,250

### 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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