



Industrial/ Warehouse Unit

909 - 2,591 Sq Ft (84.45 - 240.7 Sq M)

- Good quality industrial / warehouse units in a prominent location off Brightside Lane
- Large secure shared yard areas
- Generous eaves height and large loading doors
- Currently undergoing refurbishment

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Location

The subject property is situated fronting Newhall Road in the heart of Sheffield's Lower Don Valley region. The property benefits from excellent transport links to the local and regional road networks with the M1 Motorway approximately 1.7 miles North East of the property and Sheffield City Centre 1.6 miles to the south west.

Description

The fully enclosed and secure estate comprises of 3 blocks of steel portal frame units with brick/blockwork elevation with steel profile cladding above. Each unit offers excellent loading facilities and separate personnel doors with approximate eave heights of 4.5 m. Each block enjoys excellent communal yard and parking with easy access.

Unit 13 - 909 Sq Ft - £10,454 + VAT per annum

Unit 20/21 - 1,832 Sq Ft - £19,236 + VAT per annum

Unit 22 - 2,591 Sq Ft - £27,206 + VAT per annum

Accommodation

DESCRIPTION	SQ FT	SQ M
Unit 20	2,640	245.26
Units 21-22	2,137	198.53
TOTAL	2,591 SQ FT	240.7 SQ M

Terms

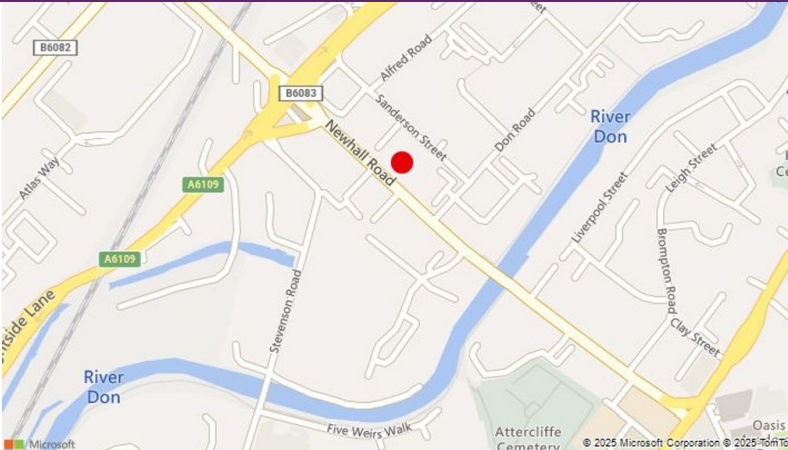
Available to let on new FRI lease terms to be agreed.

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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