



Modern Industrial Unit - TO LET

7,227 Sq Ft (671.39 Sq M)

- Modern Industrial Unit with EV Charging Provision
- 5.2m Eaves Height, Extending to 9.3m Apex Height
- Ground Level Loading Door for Access

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Location

Unit 4, Amberley Court sits within the established industrial area of Carbrook in Sheffield. The unit benefits from strong transport links: close to the A6178 (Attercliffe Common), providing a quality route to M1 Junction 34 a short distance away. The surrounding area is an established industrial and commercial zone, offering good access for HGVs, local amenities and nearby retail parks. The location is well located and close to a number of amenities and other businesses.

Description

Unit 4, Amberley Business Court is a modern semi-detached industrial unit positioned within an established commercial estate, arranged around a shared open yard and parking area.

The property is of steel portal frame construction with brick and blockwork elevations beneath a single-pitched, hipped roof, providing industrial accommodation with a solid concrete floor.

- The unit benefits from the following:
- > 4mx 4m Ground Level Roller Shutter Door
 - > 5.2m eaves to the underside of the haunch
 - > 9.36m apex
 - > 1 EV Charging Point

Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse	6,598	612.95
Office/Reception	629	58.43
TOTAL	7,227 SQ FT	671.39 SQ M

Terms

New FRI lease terms to be agreed

VAT

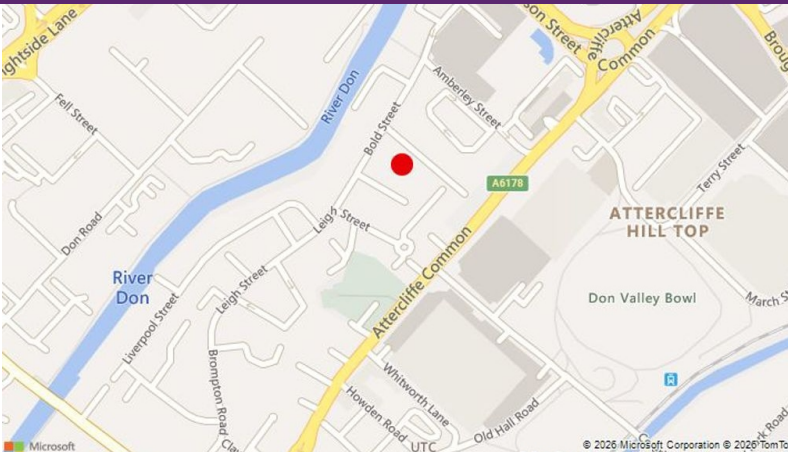
All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

Available upon request

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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