



## Industrial Unit To Let

11,300 Sq Ft (1,049.77 Sq M)

- Secure Site with Manned Security & CCTV
- 6.5m + Eaves
- Potential short term secure storage

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### Location

Beeley Wood 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 S6 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 subject property comprises a semi-detached modern warehouse/industrial unit of steel portal frame construction, with brick, glazing and cladding elevations. Access to the warehouse is via two level access loading doors at either side of the unit leading from the yard/parking areas or at either side of the unit.

Externally the property provides concrete yard space to the front and the rear of the unit.

Key Features Include:

- > Secure Site with Manned Security & CCTV
- > Hardstanding Yard at the Front & Rear
- > 63amp 3 phase power supply - potential to increase
- > 6.5m + Eaves
- > Potential short term secure storage

### Accommodation

| DESCRIPTION  | SQ FT               | SQ M                 |
|--------------|---------------------|----------------------|
| Warehouse    | 11,300              | 1,049.77             |
| <b>TOTAL</b> | <b>11,300 SQ FT</b> | <b>1,049.77 SQ M</b> |

### Terms

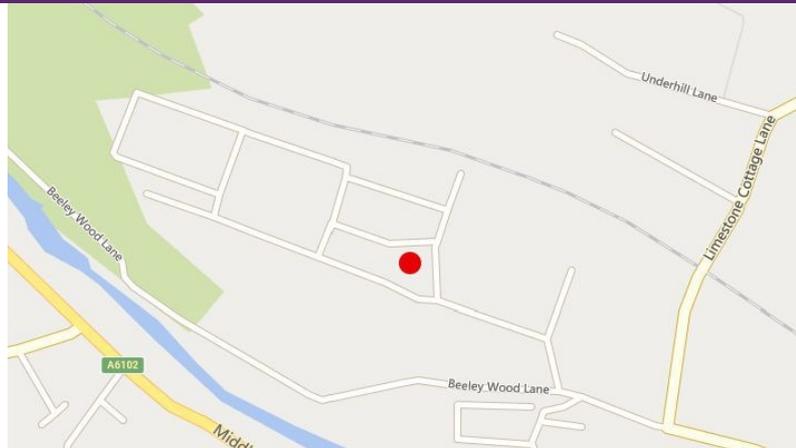
Property available to rent on new FRI lease terms to be agreed. Quoting £51,415 + VAT per annum.

### 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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