



Modern Unit To Let

10,862 Sq Ft (1,009.08 Sq M)

- End Terrace
- 7 Meter Eaves
- Solar Panels

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Location

Unit 1 is located on Europa Drive within the well-established Shepcote Business Centre, forming part of the wider Shepcote Business Park - one of Sheffield's most recognised industrial and logistics hubs.

The site benefits from excellent transport connectivity, lying approximately 3 miles north-east of Sheffield city centre and within close proximity to both Junction 33 and Junction 34 of the M1 motorway. This provides direct access to the national motorway network, with the A630 Sheffield Parkway also nearby, offering swift links to Rotherham, Doncaster, and the wider South Yorkshire region.

Description

Unit 1 comprises a modern, high-quality industrial/warehouse unit with integrated two-storey office accommodation, forming part of a secure and well-maintained estate.

The property is of steel portal frame construction with a profile metal sheet roof incorporating translucent roof lights, providing excellent natural light to the warehouse area. The unit benefits from a generous eaves height of 7 meters, a full-height roller shutter door for loading access, and a dedicated yard with ample turning and parking provision.

Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse	6,229	578.67
Ground Floor Office	2,463	228.81
First Floor Office	2,170	201.59
TOTAL	10,862 SQ FT	1,009.08 SQ M

Terms

The accommodation is to be let by a new (FRI) lease. Quoting Rent £97,215 + VAT per annum.

VAT

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

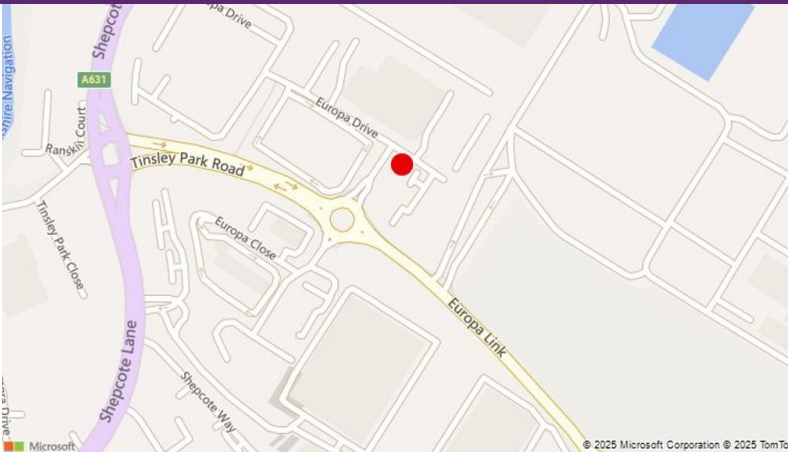
Rateable Value

The VOA have the current rateable value for the premises is £63,000.

Payable based on the current UBR of 54.6 pence to the pound is £34,398.

EPC Rating

The property is rated C 55. 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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