



## Detached Hybrid Warehouse Unit 4,720 Sq Ft (438.49 Sq M)

- Direct access to J35a of the M1
- Excellent nearby staff facilities and transport links
- Established Business Park Location

# Detached Hybrid Warehouse Unit

## 4,720 Sq Ft (438.49 Sq M)

### Location

The unit is located within the popular Thorncliffe Business Park in the Chapeltown area of Sheffield approximately 5 miles to the north of the city centre. The property is close to Chapeltown and Ecclesfield. The Business Park is located within a mile of Junction 35 of the M1 Motorway, providing good regional accessibility. Junction 35a North is a few hundred meters from the property.

### Description

The subject property comprises a detached modern hybrid storage/office business unit of steel portal framed construction.

Internally the property has been split ground and first floor to provide quality hybrid first floor office accommodation with ground floor being lab/storage space beneath. The ground floor is suitable for additional offices or storage.

Access to the unit is via a roller shutter entrance with a separate personnel door leading into the reception/office accommodation.

Externally the unit provides a secure yard parking area, which is shared with the adjacent unit.

### Accommodation

DESCRIPTION	SQ FT	SQ M
Ground Floor	2,357	218.97
First Floor	2,357	218.97
<b>TOTAL</b>	<b>4,720 SQ FT</b>	<b>438.49 SQ M</b>

### Terms

FRI Terms to be agreed with a quoting rent of £45,000 pa.

### VAT

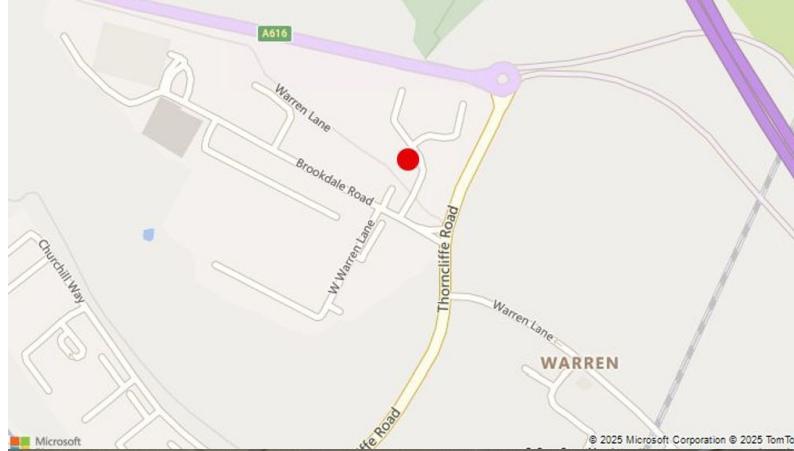
All figures are quoted exclusive of VAT at the prevailing rate.

### Rateable Value

Tenant to make their own enquires into the rateable value.

### 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 bear their own legal costs in the transaction.

### Further Information

For further information please contact the sole agents CPP

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