



## Industrial / Distribution Unit To Let 17,838 Sq Ft (1,657.15 Sq M)

- Fully fitted cold store
- Eaves height up to 11m
- Close to Parkway and J33 M1

# Industrial / Distribution Unit To Let

## 17,838 Sq Ft (1,657.15 Sq M)

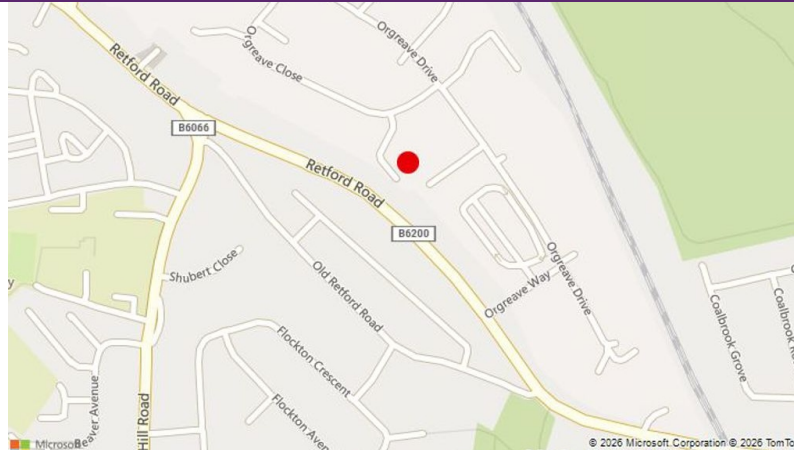
### Location

The subject property is situated within the established Dore House Industrial Estate, approximately 5 miles east of Sheffield city centre. The property benefits from strong connectivity, with quick access to Sheffield Parkway, providing a direct route to Junction 33 of the M1 motorway and the wider national motorway network. The location benefits from access to a large and skilled labour pool from the wider Sheffield and Rotherham areas, supporting a wide range of manufacturing, distribution and logistics occupiers.

### Description

The property comprises a storage and distribution facility substantially extended and fitted as cold store accommodation. The warehouse is of steel portal frame construction beneath a pitched metal profile clad roof. The original building provides an internal ceiling height of approximately 5.85m with the rear extension benefitting from an internal eaves height of approximately 11m. Loading areas and forklift truck charging facilities are positioned to the front of the unit.

A two-storey office block adjoins the main warehouse and is of brick construction beneath a flat roof. Internally, the offices provide a combination of cellular office accommodation and meeting rooms together with kitchen and welfare facilities including a canteen. Externally, the property benefits from a yard to the front of the building providing loading space together with parking for commercial vehicles. Additional car parking is located to the side of the unit, providing approximately 30 spaces.



### Accommodation

DESCRIPTION	SQ FT	SQ M
Cold Store	11,689	1,085.91
Chillers	557	51.75
Ancillary	1,314	122.07
Ground Floor Office	2,139	198.71
First Floor Office	2,139	198.71
<b>TOTAL</b>	<b>17,838 SQ FT</b>	<b>1,657.15 SQ M</b>

### Terms

New FRI Lease Terms to be agreed. Quoting £115,000 + VAT pa.

### VAT

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

### Rateable Value

From April 2026, the VOA have the rateable value as £80,500.

### EPC Rating



Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Commercial Property Partners (CPP) in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither CPP nor any other agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

### 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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