



## Industrial Unit To Let

4,355 - 8,710 Sq Ft (404.58 - 809.16 Sq M)

- High Quality Unit
- 2 miles from J34 M1
- Available Immediately

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## Location

Located on Stevenson Way in Sheffield, these industrial units benefit from a well-established commercial setting with strong connectivity to the wider region. The area is recognised for its mix of manufacturing, warehousing, and trade counter occupiers. Stevenson Way offers convenient access to key arterial routes, linking to the city centre and the Junction 34 of the M1 Motorway. The location also provides good public transport options and is within easy reach of local amenities, supporting both staff and operational needs.

## Description

The property comprises two mid-terraced units of steel portal frame construction, situated within a small, private estate of 5 industrial buildings. The building has brick and steel profile clad elevations.

Benefitting from the following: -

- > Ground floor office
- > Full height roller shutter door
- > Roof lights
- > Warehouse lighting
- > External yard area with car parking spaces
- > Male and female WC's

Units are neighbouring and can be taken individually or combined.

## Accommodation

DESCRIPTION	SQ FT	SQ M
Unit A2	4,355	404.58
A3	4,355	404.58
<b>TOTAL</b>	<b>8,710 SQ FT</b>	<b>809.16 SQ M</b>

## Terms

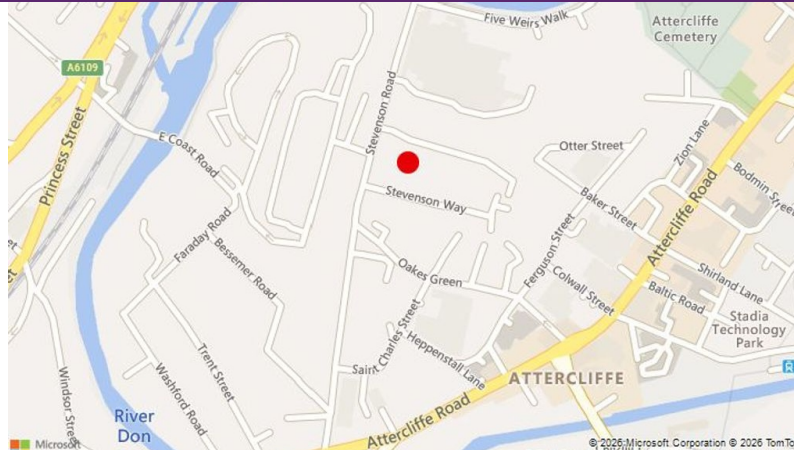
New FRI lease terms to be agreed. Quoting £33,970 + VAT per annum, per unit.

## 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 bear their own legal costs in the transaction.

## Further Information

For further information please contact the sole agents CPP

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