



TO LET - Industrial / Trade counter unit 7,200 Sq Ft (668.88 Sq M)

- On Site Car Parking and Yard Area
- Close to Meadowhall and J34 M1
- Trade Counter Location
- UNDERGOING FULL REFURBISHMENT

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Location

Located on Surbiton Street within the established industrial and commercial area of Attercliffe, approximately 2 miles north-east of Sheffield City Centre. The property benefits from excellent transport connectivity, with convenient access to Attercliffe Road (A6178), Sheffield Parkway (A630) and Junction 34 of the M1 motorway. The surrounding area comprises a range of industrial, warehouse and trade counter occupiers.. Meadowhall Shopping Centre and Meadowhall Interchange are situated nearby.

Description

Currently undergoing a full refurbishment, Unit 9 comprises a detached industrial/trade counter unit of steel portal frame construction beneath a single-pitch roof. The property benefits from concrete flooring and brick/blockwork and profile clad elevations. Internally, the unit provides predominantly warehouse space with 6 metre eaves, together with trade counter/office accommodation and ancillary welfare facilities. Externally, the property benefits from a dedicated yard area with allocated parking.

Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse	5,999	557.31
Office / Trade Counter	1,201	111.57
TOTAL	7,200 SQ FT	668.88 SQ M

Terms

New FRI lease terms to be agreed.
Quoting £64,800 + VAT per annum.

VAT

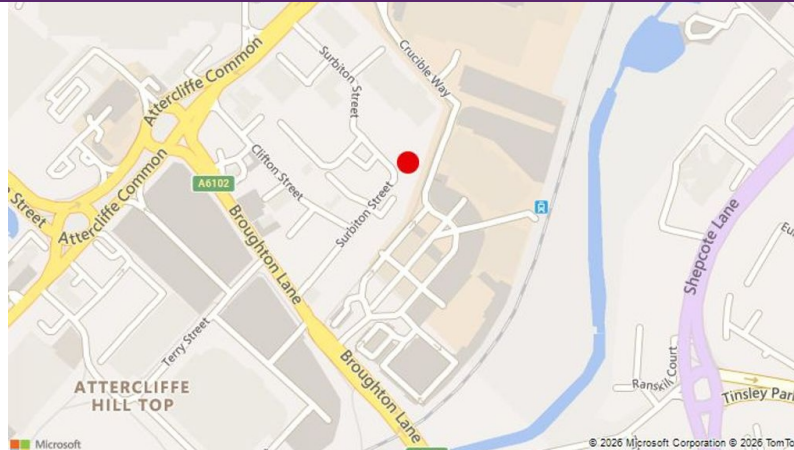
All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

The VOA have the current rateable value as £36,250.
Using the standard UBR multiplier of 0.48, £17,400 is payable.

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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