



Investment/Owner Occupier Opportunity

56,595 Sq Ft (5,257.68 Sq M)

- Well Located Opportunity close to Sheffield Parkway and J33 M1
- Currently producing a gross annual income of £155,000.
- Site Area approx 4.42 Acres

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Location

Located on Acres Hill Lane, the property sits within a well-established and popular industrial area of Sheffield. This location benefits from excellent access to Sheffield Parkway which is the main dual carriageway link between the M1 at Junction 33 and Sheffield city centre. The local estate is well occupied by a good range of local, regional and national businesses across a board spread of sectors covering manufacturing, warehouse, logistics, trade, open storage and office uses.

Description

The property comprises a two bay factory unit, previously used for heavy engineering. The building is of steel frame construction with asbestos clad roof. To the front of the factory unit is a two storey office.

Externally is a large yard/external storage area, which is currently operated as caravan storage business. We understand that the site accommodates approx. 350 vehicles when fully utilised and currently produces a gross annual income of approximately of £155,000 per annum. All agreements can all be terminated on 1 months notice.

The site and buildings are available for sale either with vacant possession or with the benefit of the caravan storage income. Please contact the selling agent for further information.

Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse/ancillary storage	53,446	4,965.13
Office	3,149	292.54
TOTAL	56,595 SQ FT	5,257.68 SQ M

Terms

The property is available for sale at £3,000,000 + VAT

VAT

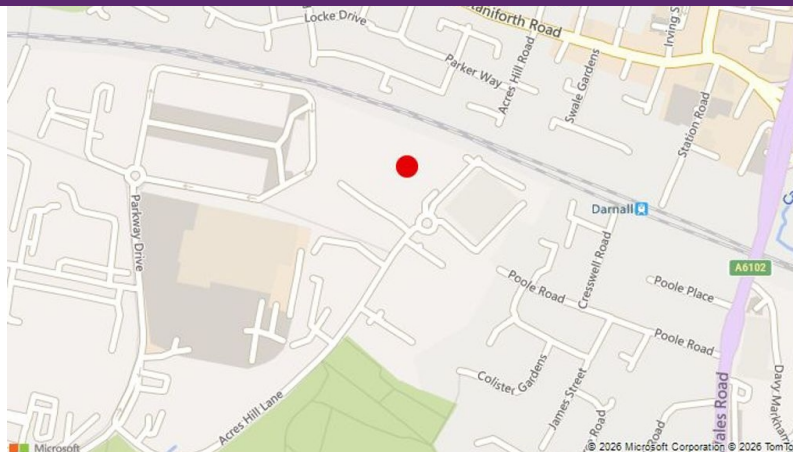
All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

Available upon request

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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