



FOR SALE / TO LET - Industrial / Distribution Unit

30,973 Sq Ft (2,877.39 Sq M)

- Well located on established Holbrook Trading Estate
- Generous yard offering
- Self-contained site

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Location

Cross Scythes Works sits on the a well-established Holbrook Industrial Estate in south-east Sheffield, home to a strong mix of industrial and trade counter occupiers. The estate is located close to J31 of the M1, with further links onto the M18, A1(M) and M62, connecting the site to the wider regional network and the cities of Sheffield, Manchester and Leeds. Sheffield city centre lies nearby, and the location is well served by public transport, with Holbrook Avenue benefiting from excellent bus routes as well as tram links via the Westfield stop and Crystal Palace Interchange.

Description

The site comprises two detached industrial premises' with associated yard/parking area. The units occupy a site extending to approximately 2.26 acres which equates to a low site coverage of 31%.

The unit at the rear of the site provides access through two ground level loading doors at the side elevation and benefits from an eaves height of 5.2m which extends to 6.5m at the apex. The unit also offers two-storey office accommodation and is of steel portal frame construction.

The unit at the front of the site provides access via two ground level loading doors and one dock level loading door. The premises benefits from an eaves height of 4.35m and extends to 8.6m at the apex. Ground floor office accommodation is provided.

Accommodation

DESCRIPTION	SQ FT	SQ M
Rear Unit	12,754	1,184.85
Front Unit	18,219	1,692.55
TOTAL	30,973 SQ FT	2,877.39 SQ M

Terms

For sale quoting £2,000,000 + VAT

To let on new FRI terms quoting £163,000 + VAT per annum

VAT

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

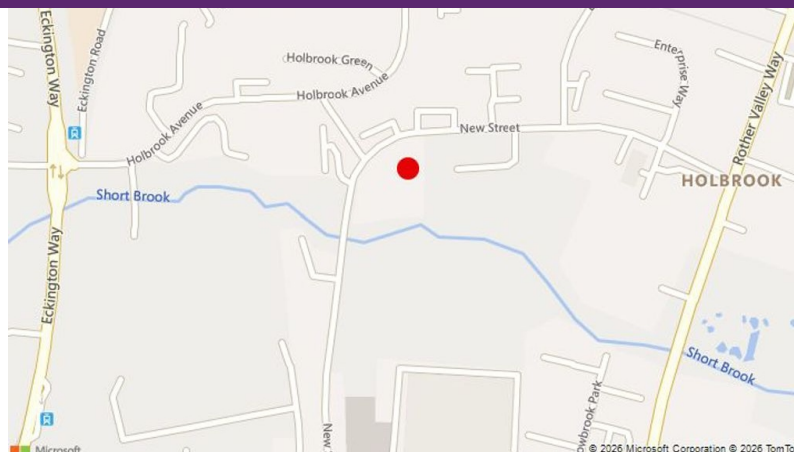
Rateable Value

The VOA have the current rateable value for the front premises at £75,000.

The VOA have the current rateable value for the rear premises at £54,407.

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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