COMMERCIAL PROPERTY PARTNERS

To Let
73 Tyler Street
Sheffield
S9 1GL

Industrial Unit To Let

31,680 Sq Ft (2,943.07 Sq M)

- Secure Detached Unit
- Multiple Cranes 5-10t
- High Quality Office
- Approx 7.75m Eaves Height
- Close to M1 J34
- Approx 50 Parking Spaces

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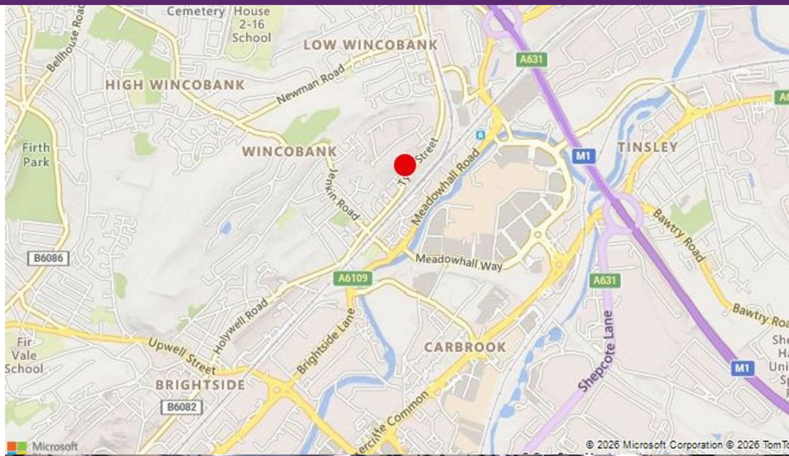
Industrial Unit To Let
31,680 Sq Ft (2,943.07 Sq M)

Location
73 Tyler Street is located within an established industrial and commercial area of Sheffield, approximately 2 miles from the city centre. The property benefits from excellent connectivity, with M1 Junction 34 approximately 2 miles away, providing direct access to the regional and national motorway network. Meadowhall Shopping Centre and interchange also provides convenient rail, tram and bus connections. The surrounding area is predominantly industrial and commercial, with a range of warehouse, trade counter and business occupiers.



Description
The property comprises an industrial unit of steel portal frame construction, arranged over two warehouse bays with gable-end loading and roller shutter access allowing for through circulation. The warehouse provides concrete flooring, approximately 7.75 metre eaves, and is fitted with multiple cranes across both bays, with lifting capacities ranging from 5 to 10 tonnes.

The unit also benefits from high-quality two-storey office accommodation, providing a mix of open-plan and cellular office space, together with associated welfare facilities. Externally, the property benefits from a dedicated car park providing approximately 50 spaces and yard space for external storage and circulation.

Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse Bay 1	11,428	1,061.66
Warehouse Bay 2	16,452	1,528.39
Two storey Offices	3,800	353.02
TOTAL	31,680 SQ FT	2,943.07 SQ M

Terms
New FRI Lease terms to be agreed.
Quoting £215,000 + VAT per annum.
Available for occupation from Q1 2027.

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

Rateable Value
The VOA has the current rateable value assessed as £63,500. Using the standard multiplier of 0.48, provides a rates payable of £30,480.

EPC Rating
EPC - 124 E

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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