



Industrial Unit To Let

17,205 Sq Ft (1,598.34 Sq M)

- Secure Detached Unit
- Multiple Cranes 3-10t
- Under 0.5 miles from M1 J34
- Large Secure Yard

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Location

Barrow Road is situated within an established industrial of Sheffield, approximately 3 miles north-east of the city centre. The property benefits from excellent connectivity, with M1 Junction 34 just under 0.5 miles away, providing direct access to the regional and national motorway network. Meadowhall and its transport interchange are also within a short distance, offering a range of rail, tram and bus services.

The surrounding area is well established for industrial and commercial use, with a variety of warehouse, trade counter, manufacturing and business occupiers located nearby.

Description

The property comprises a detached industrial unit of steel portal frame construction, arranged across two warehouse bays with concrete flooring throughout. The unit benefits from from craneage ranging from 3 to 10 tonnes and four gable end cross-loading doors, together with a substantial and secure dedicated yard and separate staff/customer parking. The unit provides dedicated office accommodation with associated welfare facilities, as well as additional external stores.

Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse	15,462	1,436.42
Stores	779	72.37
Office	964	89.56
TOTAL	17,205 SQ FT	1,598.34 SQ M

Terms

New FRI Lease terms to be agreed.
Quoting £130,000 + VAT per annum.

VAT

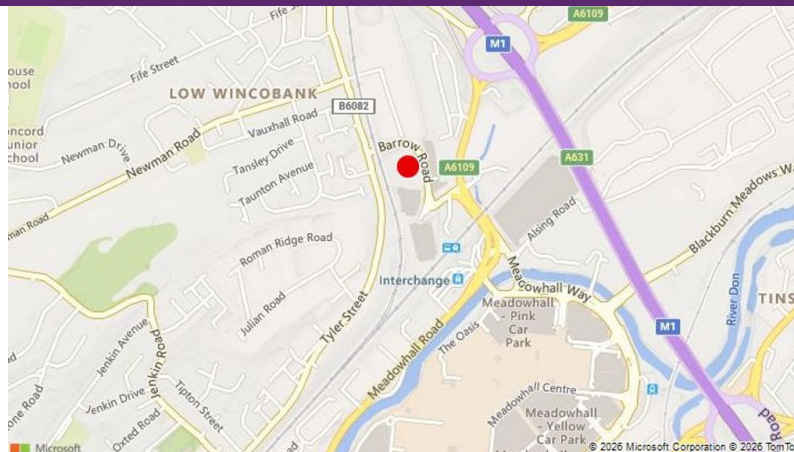
All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

The VOA has the current rateable value assessed as £60,000. Using the standard multiplier of 0.48, provides a rates payable of £28,800.

EPC Rating

EPC - 90 D



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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