



Industrial Unit For Sale

38,240 Sq Ft (3,552.5 Sq M)

- Prominent Position off Attercliffe Common
- Under 1 mile to J34 M1
- High 13.6m Eaves
- Multiple Cranes
- Low site coverage of 35%

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Location

Pheasant Works is located in a prime position, within Sheffield's Lower Don Valley on Surbiton Street. Visible from Attercliffe Common, the main arterial route linking Sheffield City Centre and the M1 Motorway. The unit is approximately 3 miles northeast of Sheffield city centre, and under 1 mile to Junction 34 of the M1 motorway providing strong access to the wider national motorway network.

The surrounding area has a range of high value occupiers with Valley Centertainment located directly next door, Sheffield Arena and Meadowhall Shopping Centre & Retail Park also within 0.5 Miles. The property is in a strong location with a range of occupiers, uses and links close by.

Description

The property comprises a detached two bay warehouse of steel portal frame construction. The unit has clad elevations surmounted beneath a multi-pitched roof incorporating north lights, and a concrete floor throughout. The warehouse provides two bays with multiple loading doors that provide both gable end and side loading.

The unit benefits from LED lighting, multiple overhead cranes, a full circulation yard, and an eaves height of 13.6 metres. A two-storey office block is positioned at the front of the unit, and looks to have been extended from the original construction providing a reception, office and welfare accommodation.

The property occupies a site extending to approximately 2.32 acres, equating to a low site coverage of 35%.

Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse	31,430	2,919.85
Warehouse Lean-to	1,376	127.83
GF Office	2,717	252.41
FF Office	2,717	252.41
TOTAL	38,240 SQ FT	3,552.5 SQ M

Terms

Freehold for sale quoting £2,800,000.

VAT

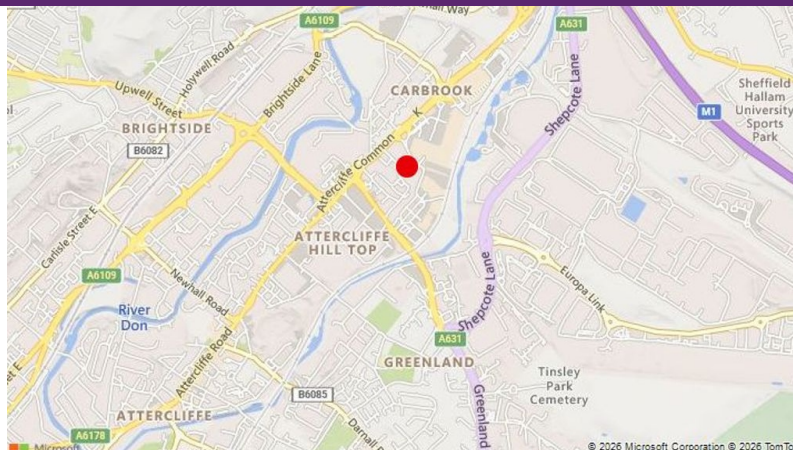
All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

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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