



Industrial Unit To Let

12,840 Sq Ft (1,192.84 Sq M)

- Under Full Refurbishment
- Available Q1 2027
- 20t Crane in Situ
- Secure Site with Manned Security & CCTV
- 11.7m Eaves

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Location

Claywheels Lane is located a short distance away from the main arterial route of the A61 Penistone Road. The site is approximately 2 miles North West of Sheffield City Centre and is located within a popular and established commercial location.

Penistone Road is the main arterial route linking the City to the North via the A61 which in turn provides access to J36 of the M1 motorway.

Description

Under full refurbishment, the property comprises a detached warehouse/industrial unit of steel portal frame construction, with brick and profile metal cladding elevations. Situated within the secure Beeley Wood Industrial Estate.

- Available Q1 2027
- Potential refurbishment of existing overhead crane up to 20 tonnes
- Minimum Yard space with unit 14,500sqft (0.33 acres) with potential to increase up to 150,000sqft (3.44 acres)
- Eaves 11.7m
- Large electricity supply available
- Within manned guarded estate

Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse	12,840	1,192.84
TOTAL	12,840 SQ FT	1,192.84 SQ M

Terms

To Let on new FRI terms to be agreed.
Quoting £83,500 + VAT per annum.

VAT

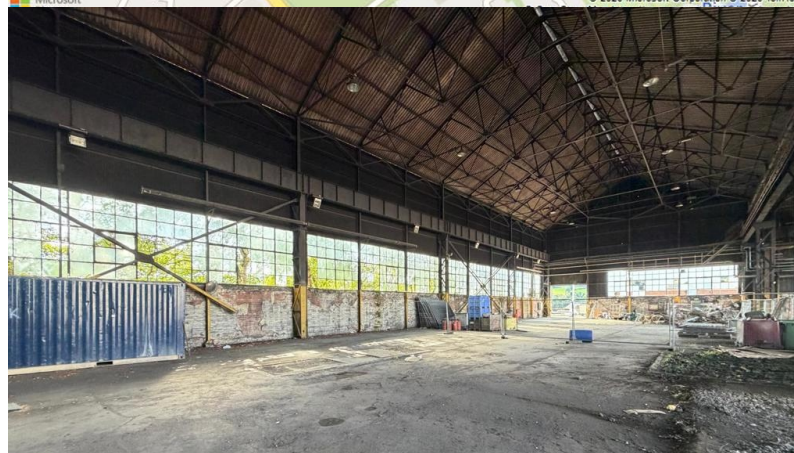
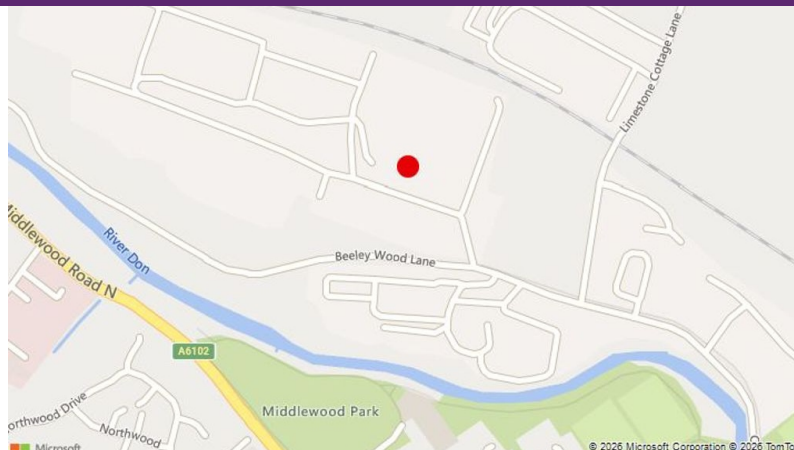
All figures are quoted exclusive of VAT at the prevailing rate.

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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