



Prominent Modern Warehouse Unit To Let 12,068 Sq Ft (1,121.12 Sq M)

- Prominent Location
- Close to J34 of M1 Motorway
- Excellent Local Amenities

Prominent Modern Warehouse Unit To Let

12,068 Sq Ft (1,121.12 Sq M)

Location

Meadowhall Trade Centre occupies a prominent and highly visible location fronting the A6109 Meadowhall Road. This is the main arterial route between the M1 at Junction 34 and Sheffield City Centre, which lay within 1 mile and 5 miles to the North and South respectively. The estate lies directly opposite Meadowhall Shopping Centre, which provides excellent staff amenities.

Description

The unit comprises an end terrace industrial unit of steel portal frame construction. Internally, the office space is set out over two floors, with the remainder of the unit open warehouse space.

The premises benefit from the following facilities/specification:

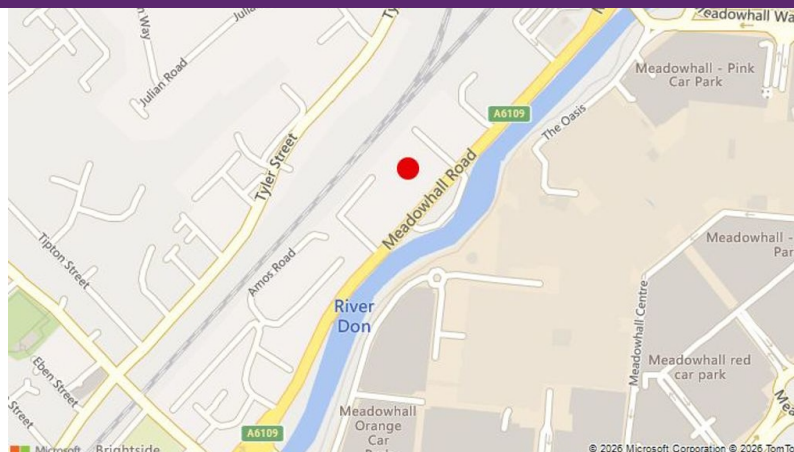
- >Two full height roller shutter door
- >Integral office and toilet facilities
- >3 phase power supply
- >Communal yard area
- >Generous car parking

VAT

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

EPC Rating

EPC - D - 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 bear their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP

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