



Modern Detached Warehouse Premises 20,501 Sq Ft (1,904.54 Sq M)

- Secure Private Yard
- Fully fitted office and breakout areas
- 6.45m Eaves

Modern Detached Warehouse Premises

20,501 Sq Ft (1,904.54 Sq M)

Location

Ripon Street is immediately off Worthing Road, close to its junction with Woodburn Road in the Attercliffe area of the city. The property is located within 500m of Sheffield Parkway (A57) which provides direct access out to Junction 33 of the M1 or into Sheffield City Centre within 4 miles and 1 mile respectively.

Description

The property comprises a modern, detached industrial/warehouse premises, constructed in 2021, of steel portal frame construction, with partial blockwork and profile metal clad elevation and profile metal clad roof with 15% roof light.

The property has been fitted out to an excellent specification, including high quality offices, staff break out, male, female and accessible WC's.

The warehouse is accessed via 2 up-and-over loading doors, leading out on to the private yard and parking area.

The warehouse has the benefit of:

- > Fully racked Mezzanine
- > Modern high intensity lighting
- > Wall mounted hot air blowers
- > Minimum eaves height of 6.45m

Accommodation

DESCRIPTION	SQ FT	SQ M
1F Office	4,825	448.24
Warehouse	10,372	963.56
Mezz Storage	5,304	492.74
TOTAL	20,501 SQ FT	1,904.54 SQ M

Terms

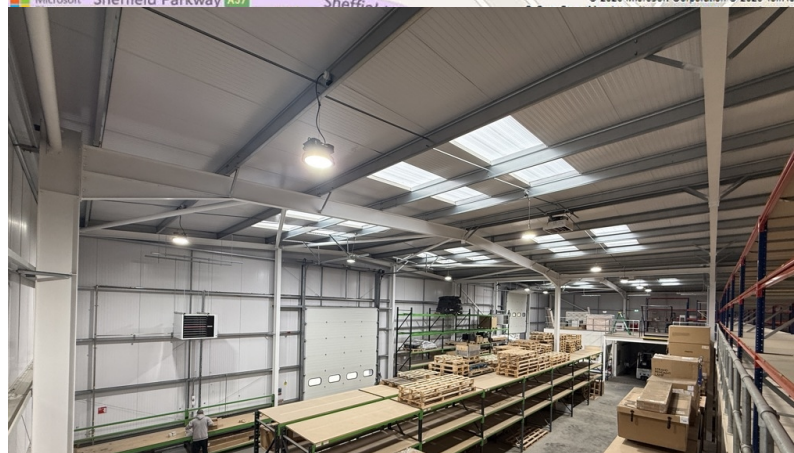
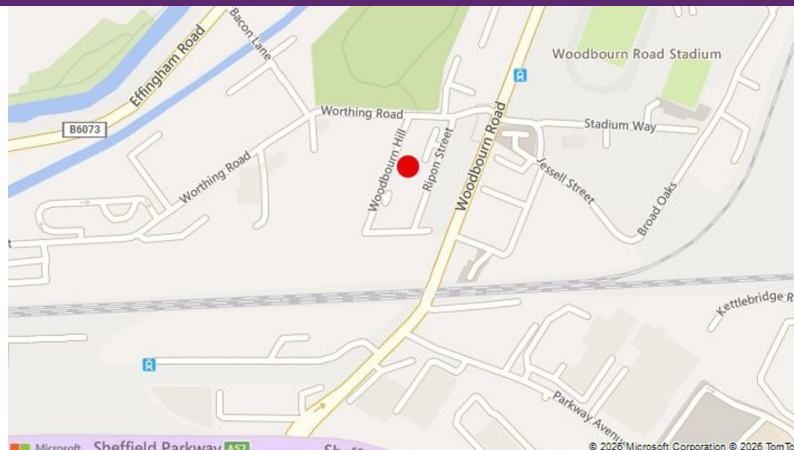
The property is available either to rent on new lease term or to purchase.

VAT

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

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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