Newhall Road Industrial Estate, Sanderson Street

SHEFFIELD, S9 2TW

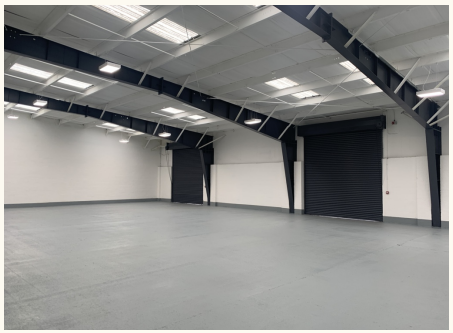
902 - 5,023 Sq Ft

(83.8 - 466.64 Sq M)

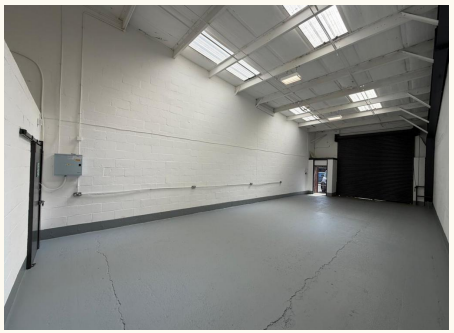
QUOTING TERMS

£10,454
On Application





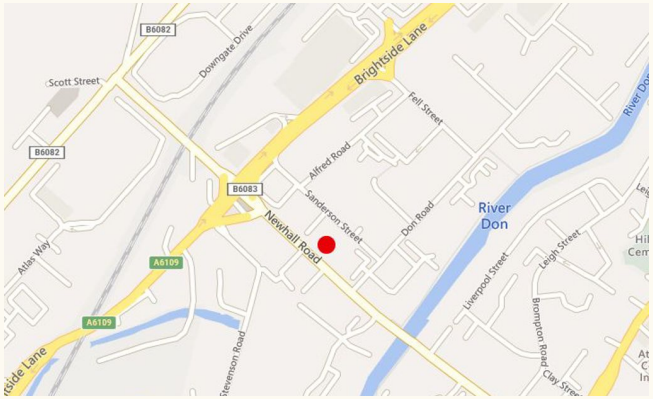




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Sheffield, S9 2TW

LOCATION

The subject property is situated fronting Newhall Road in the heart of Sheffield's Lower Don Valley region. The property benefits from excellent transport links to the local and regional road networks with the M1 Motorway approximately 1.7 miles North East of the property and Sheffield City Centre 1.6 miles to the south west.



DESCRIPTION

The fully enclosed and secure estate comprises of 3 blocks of steel portal frame units with brick/blockwork elevation with steel profile cladding above. Each unit offers excellent loading facilities and separate personnel doors with approximate eaves heights of 4.5 m. Each block enjoys excellent communal yard and parking with easy access.

Unit 7 - 4,121 Sq Ft - £34,000 + VAT per annum - Available
Unit 10 - 894 Sq Ft - £10,281 + VAT per annum - Available
Unit 19 - 909 Sq Ft - £10,454 + VAT per annum - Available

Unit 8 - 902 Sq Ft - £10,373 + VAT per annum - Under Offer
Unit 22 - 2,591 Sq Ft - £27,206 + VAT per annum - Under Offer

TERMS & INFORMATION

Terms

Available to let on new FRI lease terms to be agreed.

EPC Rating

EPC Available upon request

VAT

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

Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding are required from any purchaser or lessee.

Further Information

cpp.uk

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