# 117 Stalker Lees Road

SHEFFIELD, S11 8NR

## 8,542 Sq Ft

(793.55 Sq M)

QUOTING TERMS

## £55,000
## On Application







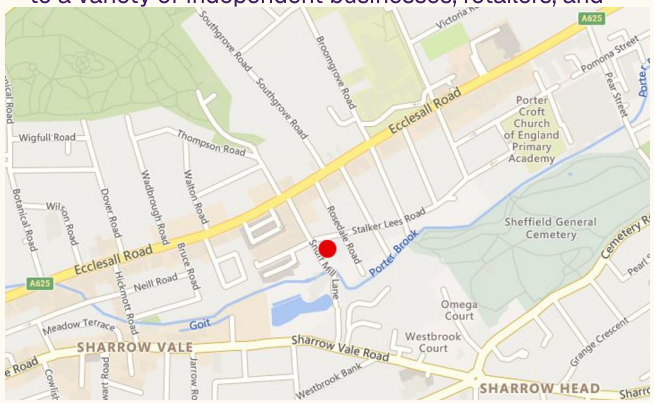



# 117 Stalker Lees Road
# Sheffield, S11 8NR

## LOCATION

The property is situated on Stalker Lees Road, just off Ecclesall Road (A625), in the Ecclesall/Sharrow area of Sheffield. Ecclesall Road is one of the city's principal arterial routes, providing direct access to Sheffield city centre (approximately 2 miles to the north-east) and extending south-west towards Hunter's Bar, Ecclesall, and the Peak District.

This is a well-established mixed commercial and residential location, with strong local amenities and excellent connectivity. The surrounding area is home to a variety of independent businesses, retailers, and




## DESCRIPTION

Constructed of steel portal frame with full-height elevations, the property offers generous loading provisions, and a practical layout suitable for a wide range of industrial, storage, and distribution uses. The property provides a total gross internal area of 8,542 sq ft, comprising open-plan warehouse/workshop space. The unit benefits from cabin offices which can be reconfigured within the unit or completely removed upon request.

To the rear, the unit benefits from a secure, self-contained yard of approximately 0.25 acres, providing external storage, loading or parking space. The yard has direct street access, enhancing operational functionality and vehicle movement.

## ACCOMMODATION

| Area | Sq M | Sq Ft |
|---|---|---|
| Warehouse | 793.55 | 8,542 |

## TERMS & INFORMATION

### Terms

New FRI lease terms to be agreed. Quoting £55,000 + VAT per annum.

### 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**

**Will Rowe**
07709 281 377
will@cpp.uk



**Ed Norris MRICS**
07711 319 339
ed@cpp.uk



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