Unit 3b/4b, Waleswood Road

SHEFFIELD, S26 5PY

11,060 Sq Ft

(1,027.47 Sq M)

QUOTING TERMS

£91,245 Per Annum





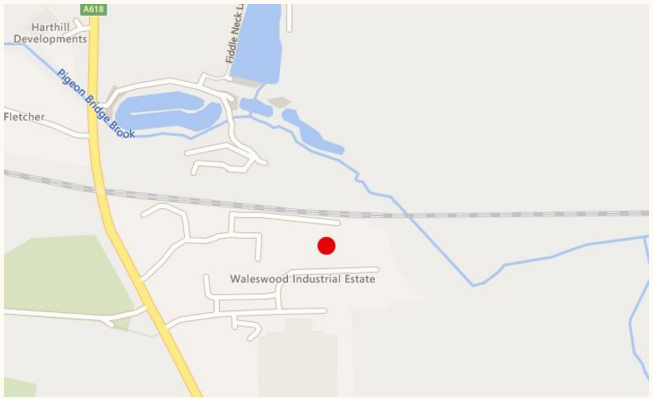




Unit 3b/4b, Waleswood Road
Sheffield, S26 5PY

LOCATION

Waleswood Industrial Estate occupies an ideal position within South Yorkshire at boundary Sheffield and Rotherham. The estate is well placed benefiting from easy access into Sheffield via the A57 as well as benefiting from excellent access to the M1 at junction 31. The M1 / M18 interchange is a further 3 miles away to the north.



DESCRIPTION

Waleswood Industrial Estate is a well established estate compromising 22 industrial / warehouse units, totaling 112,000 sq ft (10,405 sq m) over three blocks of terraced accommodation. The scheme is at the entrance of the new Gulliver's Valley Theme Park Resort which is now open.

Units 3B & 4B comprise a pair of connected industrial units of steel portal frame construction with blockwork elevations and a single pitch roof. The units benefit from a front yard providing parking and loading areas, with access via two 5m tall roller shutter doors. Internally, the space offers an eaves height of 6m, suitable for a range of light industrial or storage uses, and includes an office/reception area.

ACCOMMODATION

Area	Sq M	Sq Ft
High Bay Warehousing	927.51	9,984
Ground Floor Office	99.96	1,076

TERMS & INFORMATION

Terms

Available on new FRI lease terms to be agreed.
Quoting £91,245 + 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

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