# 28 Orgreave Close

SHEFFIELD, S13 9NP

## 17,838 Sq Ft

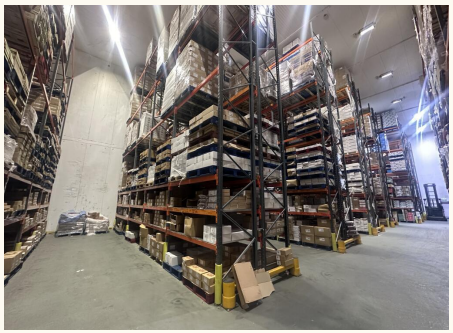
(1,657.15 Sq M)

QUOTING TERMS

**£1,500,000**
**To Purchase**

**£115,000**
**Per Annum**









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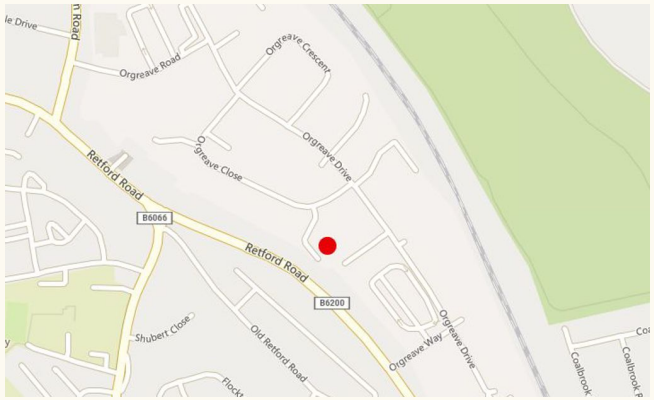
# Sheffield, S13 9NP

## LOCATION

The subject property is situated within the established Dore House Industrial Estate, approximately 5 miles east of Sheffield city centre. The property benefits from strong connectivity, with quick access to Sheffield Parkway, providing a direct route to Junction 33 of the M1 motorway and the wider national motorway network. The location benefits from access to a large and skilled labour pool from the wider Sheffield and Rotherham areas.




## DESCRIPTION

The property comprises a storage and distribution facility substantially extended and fitted as cold store accommodation. The warehouse is of steel portal frame construction beneath a pitched metal profile clad roof. The original building provides an internal ceiling height of approximately 5.85m with the rear extension benefitting from an internal eaves height of approximately 11m. Loading areas and forklift truck charging facilities are positioned to the front of the unit. A two-storey office block adjoins the main

## ACCOMMODATION

| Area | Sq M | Sq Ft |
|---|---|---|
| Cold Store | 1,085.91 | 11,689 |
| Chillers | 51.75 | 557 |
| Ancillary | 122.07 | 1,314 |
| Ground Floor Office | 198.71 | 2,139 |
| First Floor Office | 198.71 | 2,139 |

## TERMS & INFORMATION

### Terms

For sale quoting £1,500,000 + VAT.
To let on new terms to be agreed quoting £115,000 + VAT pa.

### 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



**Giles Davis**
07702516860
giles.davis@geohallam.co.uk

**Mr Toby Vernon MRICS**
07872 377 228
toby@cpp.uk



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