Unit 9, Surbiton Street

SHEFFIELD, S9 2DN

7,200 Sq Ft

(668.88 Sq M)

QUOTING TERMS

£64,800 Per Annum





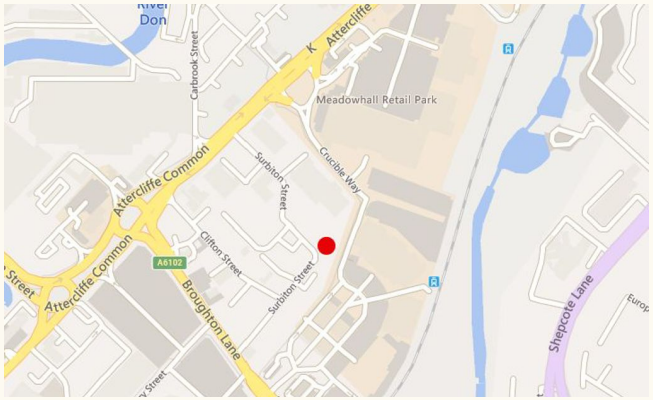




Unit 9, Surbiton Street
Sheffield, S9 2DN

LOCATION

Located on Surbiton Street within the established industrial and commercial area of Attercliffe, approximately 2 miles north-east of Sheffield City Centre. The property benefits from excellent transport connectivity, with convenient access to Attercliffe Road (A6178), Sheffield Parkway (A630) and Junction 34 of the M1 motorway. The surrounding area comprises a range of industrial, warehouse and trade counter occupiers.. Meadowhall Shopping Centre and Meadowhall Interchange are situated nearby.



DESCRIPTION

Currently undergoing a full refurbishment, Unit 9 comprises a detached industrial/trade counter unit of steel portal frame construction beneath a single-pitch roof. The property benefits from concrete flooring and brick/blockwork and profile clad elevations. Internally, the unit provides predominantly warehouse space with 6 metre eaves, together with trade counter/office accommodation and ancillary welfare facilities. Externally, the property benefits from a dedicated yard area with allocated parking.

ACCOMMODATION

Area	Sq M	Sq Ft
Warehouse	557.31	5,999
Office / Trade Counter	111.57	1,201

TERMS & INFORMATION

Terms

New FRI lease terms to be agreed.
Quoting £64,800 + 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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