Pheasant Works, Surbiton Street

SHEFFIELD, S9 5AQ

38,240 Sq Ft

(3,552.5 Sq M)

QUOTING TERMS

£2,800,000

To Purchase







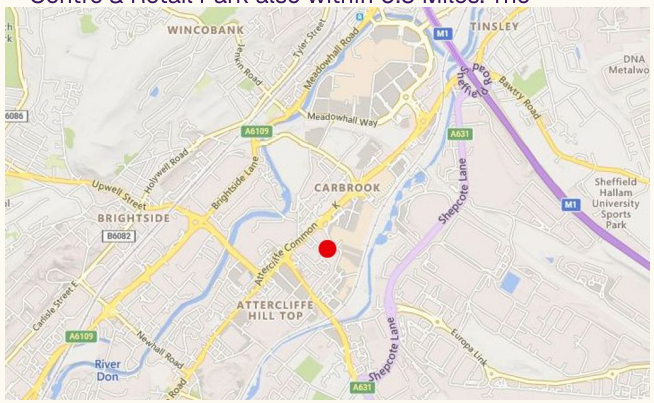


Pheasant Works, Surbiton Street
Sheffield, S9 5AQ

LOCATION

Pheasant Works is located in a prime position, within Sheffield's Lower Don Valley on Surbiton Street. Visible from Attercliffe Common, the main arterial route linking Sheffield City Centure and the M1 Motorway. The unit is approximately 3 miles northeast of Sheffield city centre, and under 1 mile to Junction 34 of the M1 motorway providing strong access to the wider national motorway network.

The surrounding area has a range of high value occupiers with Valley Centertainment located directly next door, Sheffield Arena and Meadowhall Shopping Centre & Retail Park also within 0.5 Miles. The



DESCRIPTION

The property comprises a detached two bay warehouse of steel portal frame construction. The unit has clad elevations surmounted beneath a multi-pitched roof incorporating north lights, and a concrete floor throughout. The warehouse provides two bays with multiple loading doors that provide both gable end and side loading.

The unit benefits from LED lighting, multiple overhead cranes, a full circulation yard, and an eaves height of 13.6 metres. A two-storey office block is positioned at the front of the unit, and looks to have been extended from the original construction providing a reception,

ACCOMMODATION

Area	Sq M	Sq Ft
Warehouse	2,919.85	31,430
Warehouse Lean-to	127.83	1,376
GF Office	252.41	2,717
FF Office	252.41	2,717

TERMS & INFORMATION

Terms

Freehold for sale quoting £2,800,000.

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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