Plot 10 Beeley Wood Industrial Estate, Claywheels Lane

SHEFFIELD, S6 1ND

3.15 Acres

(1.27 Hectares)

QUOTING TERMS

On Application







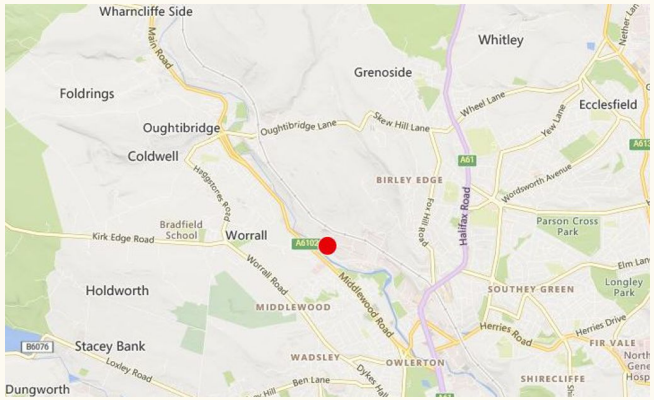


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Sheffield, S6 1ND

LOCATION

Beeley Wood Industrial Estate is located a short distance from the main arterial route of the A61 Penistone Road. The site is approximately 2 miles North West of Sheffield City Centre and is located within a popular and established commercial location.

Penistone Road is the main arterial route linking the City to the North via the A61 which in turn provides access to J36 of the M1 motorway.



DESCRIPTION

The property is located within a large industrial complex extending to approximately 45 acres with 29 acres of usable hardstanding. The property is 3.15acres with 2.4m high palisade fencing to the boundary. The property benefits from a 190 amp 3 phase electricity supply with scope to increase or decrease as the supply is privately fed. The property currently has a large office block totalling circa 1,250sqft with separated kitchen, meeting room, open plan section, toilets including a disabled toilet and lobby area. There is also a welfare cabin 32ft x 10ft, which has a shower, drying room, toilet and a kitchen. Both the office block and welfare cabin can be rented in addition to the 3.15acres. The property also have 4 fast vehicle charge points, external lighting and CCTV. The Industrial Estate benefits from a manned guard positioned along the singular access road into the

ACCOMMODATION

Area	Hectares	Acres
Plot 10	1.27	3.15

TERMS & INFORMATION

Terms

Available to let on new lease terms to be agreed.

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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