Cross Scythes Works, New Street

SHEFFIELD, S20 3GH

30,973 Sq Ft

(2,877.39 Sq M)

QUOTING TERMS

£2,000,000
To Purchase

£162,608
On Application





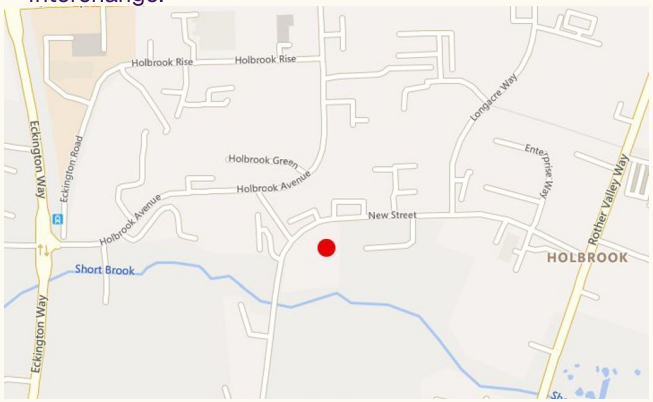




Cross Scythes Works, New Street
Sheffield, S20 3GH

LOCATION

Cross Scythes Works sits on the a well-established Holbrook Industrial Estate in south-east Sheffield, home to a strong mix of industrial and trade counter occupiers. The estate is locoated close to J31 of the M1, with further links onto the M18, A1(M) and M62, connecting the site to the wider regional network and the cities of Sheffield, Manchester and Leeds.
Sheffield city centre lies nearby, and the location is well served by public transport, with Holbrook Avenue benefiting from excellent bus routes as well as tram links via the Westfield stop and Crystal Palace Interchange.



DESCRIPTION

The site comprises two detached industrial premises' with associated yard/parking area. The units occupy a site extending to approximately 2.26 acres which equates to a low site coverage of 31%.
The unit at the rear of the site provides access through two ground level loading doors at the side elevation and benefits from an eaves height of 5.2m which extends to 6.5m at the apex. The unit also offers two-storey office accommodation and is of steel portal frame construction.
The unit at the front of the site provides access via two ground level loading doors and one dock level loading door. The premises benefits from an eaves height of 4.35m and extends to 8.6m at the apex. Ground floor office accommodation is provided.

ACCOMMODATION

Area	Sq M	Sq Ft
Rear Unit	1,184.85	12,754
Front Unit	1,692.55	18,219

TERMS & INFORMATION

Terms

For sale quoting £2,000,000 + VAT
To let on new FRI terms quoting £163,000 + 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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