73 Tyler Street

SHEFFIELD, S9 1GL

31,680 Sq Ft

(2,943.07 Sq M)

QUOTING TERMS

£215,000
Per Annum









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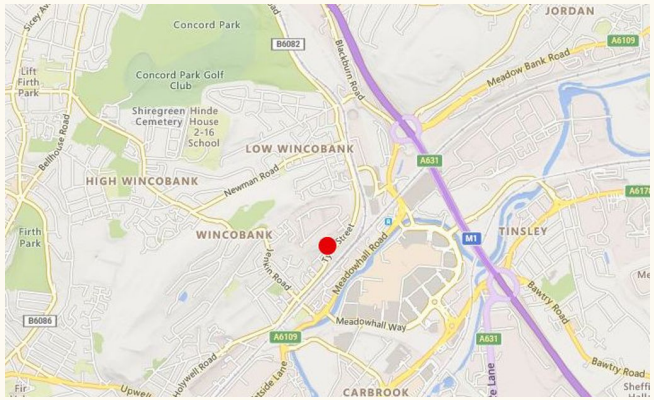
Sheffield, S9 1GL

LOCATION

73 Tyler Street is located within an established industrial and commercial area of Sheffield, approximately 2 miles from the city centre. The property benefits from excellent connectivity, with M1 Junction 34 approximately 2 miles away, providing direct access to the regional and national motorway network. Meadowhall Shopping Centre and interchange also provides convenient rail, tram and bus connections. The surrounding area is predominantly industrial and commercial, with a range of warehouse, trade counter and business occupiers.



DESCRIPTION

The property comprises an industrial unit of steel portal frame construction, arranged over two warehouse bays with gable-end loading and roller shutter access allowing for through circulation. The warehouse provides concrete flooring, approximately 7.75 metre eaves, and is fitted with multiple cranes across both bays, with lifting capacities ranging from 5 to 10 tonnes.

The unit also benefits from high-quality two-storey office accommodation, providing a mix of open-plan and cellular office space, together with associated welfare facilities. Externally, the property benefits from a dedicated car park providing approximately 50

ACCOMMODATION

Area	Sq M	Sq Ft
Warehouse Bay 1	1,061.66	11,428
Warehouse Bay 2	1,528.39	16,452
Two storey Offices	353.02	3,800

TERMS & INFORMATION

Terms

New FRI Lease terms to be agreed.
Quoting £215,000 + VAT per annum.
Available for occupation from Q1 2027.

EPC Rating

EPC - 124 E

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



Ed Norris MRICS
07711 319 339
ed@cpp.uk



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