Barrow Road

SHEFFIELD, S9 1JZ

17,205 Sq Ft

(1,598.34 Sq M)

QUOTING TERMS

£130,000
Per Annum







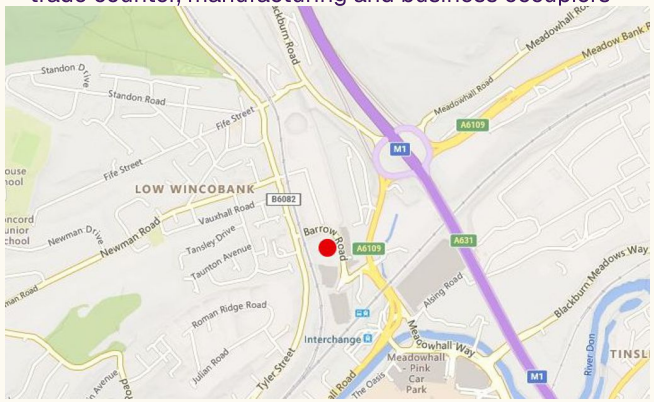


Barrow Road
Sheffield, S9 1JZ

LOCATION

Barrow Road is situated within an established industrial of Sheffield, approximately 3 miles north-east of the city centre. The property benefits from excellent connectivity, with M1 Junction 34 just under 0.5 miles away, providing direct access to the regional and national motorway network. Meadowhall and its transport interchange are also within a short distance, offering a range of rail, tram and bus services.

The surrounding area is well established for industrial and commercial use, with a variety of warehouse, trade counter, manufacturing and business occupiers



DESCRIPTION

The property comprises a detached industrial unit of steel portal frame construction, arranged across two warehouse bays with concrete flooring throughout. The unit benefits from from craneage ranging from 3 to 10 tonnes and four gable end cross-loading doors, together with a substantial and secure dedicated yard and separate staff/customer parking. The unit provides dedicated office accommodation with associated welfare facilities, as well as additional external stores.

ACCOMMODATION

Area	Sq M	Sq Ft
Warehouse	1,436.42	15,462
Stores	72.37	779
Office	89.56	964

TERMS & INFORMATION

Terms

New FRI Lease terms to be agreed.
Quoting £130,000 + VAT per annum.

EPC Rating

EPC - 90 D

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

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