Unit 11 Block C, Waleswood Road

SHEFFIELD, S26 5PY

6,054 Sq Ft

(562.42 Sq M)

QUOTING TERMS

£54,486
Per Annum





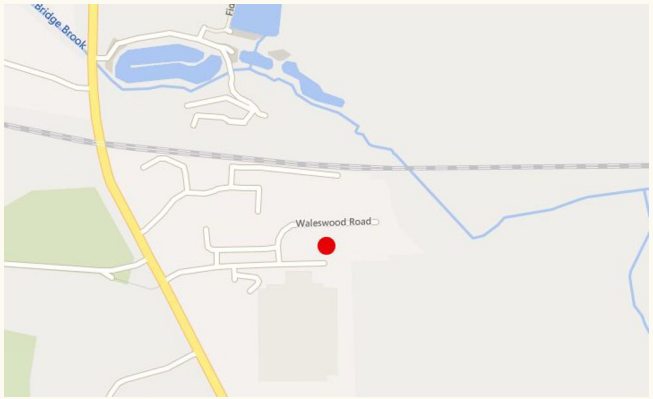




Unit 11 Block C, Waleswood Road
Sheffield, S26 5PY

LOCATION

Waleswood Industrial Estate occupies an ideal position within South Yorkshire at boundary Sheffield and Rotherham. The estate is well placed benefiting from easy access into Sheffield via the A57 as well as benefiting from excellent access to the M1 at junction 31. The M1 / M18 interchange is a further 3 miles away to the north.



DESCRIPTION

Waleswood Industrial Estate is a well established estate compromising 22 industrial / warehouse units, totaling 112,000 sq ft (10,405 sq m) over three blocks of terraced accommodation. The scheme is at the entrance of the new Gulliver's Valley Theme Park Resort which is now open.

Unit 11 Block C comprises an industrial units of steel portal frame construction with blockwork elevations and a single pitch roof. The units benefit from a front yard providing parking and loading areas, with access a 5m roller shutter door. Internally, the space offers an eaves height of 6m, suitable for a range of light industrial or storage uses, and includes a two storey

ACCOMMODATION

Area	Sq M	Sq Ft
Warehouse	458.65	4,937
First Floor Office	51.84	558
Ground Floor Office	51.93	559

TERMS & INFORMATION

Terms

Available on new FRI lease terms to be agreed.
Quoting £54,486 + 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

cpp.uk

Ed Norris MRICS
07711 319 339
ed@cpp.uk



Will Rowe
07709 281 377
will@cpp.uk



Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Commercial Property Partners (CPP) in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither CPP nor any other agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.