3 Sanderson Street

SHEFFIELD, S9 2UA

19,028 Sq Ft

(1,767.7 Sq M)

QUOTING TERMS

£1,600,000





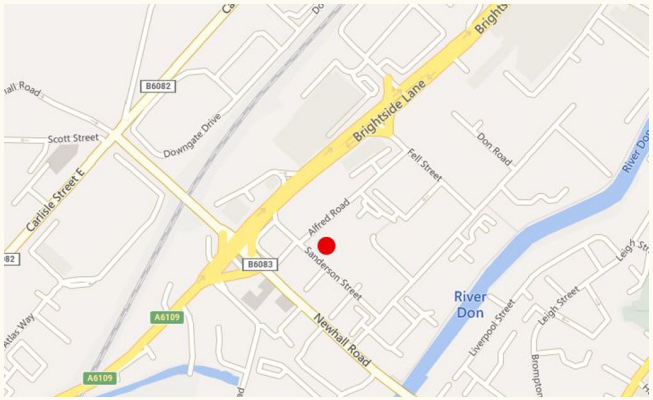




3 Sanderson Street
Sheffield, S9 2UA

LOCATION

The property is situated on Sanderson Street, in the Lower Don Valley region of Sheffield.
Sanderson Street is located just off Brightside Lane, providing prominence and access between Sheffield city centre and Junction 34 of the M1 motorway. Sheffield city centre is approximately 2 miles to the south, while Junction 34 of the M1 is approximately 3 miles to the north-east. The location offers excellent connectivity to the wider road network and is well suited to occupiers requiring convenient access to both the city centre and the M1 motorway.



DESCRIPTION

The property comprises a detached industrial unit of steel portal frame construction with associated office and external yard. The building benefits from a concrete floor, brick and blockwork elevations with profile cladding, and a pitched roof.

The unit is equipped with a 20-tonne overhead crane and benefits from 2 large loading doors at opposing sides of the warehouse. Internally the unit provides a clear internal eaves height of approximately 8.15 metres to the underside of the haunch. Access to the reception/office section of the building is via a personnel door fronting Alfred Street. This section provides a reception and first/second floor offices along with a large reception area.

ACCOMMODATION

Area	Sq M	Sq Ft
Warehouse	1,273.66	13,710
Offices	494.04	5,318

TERMS & INFORMATION

Terms

Quoting £1,600,000 + VAT

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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