4 Ripon Street

SHEFFIELD, S9 3LX

20,501 Sq Ft

(1,904.54 Sq M)

QUOTING TERMS

£2,225,000
To Purchase

£175,000
Per Annum





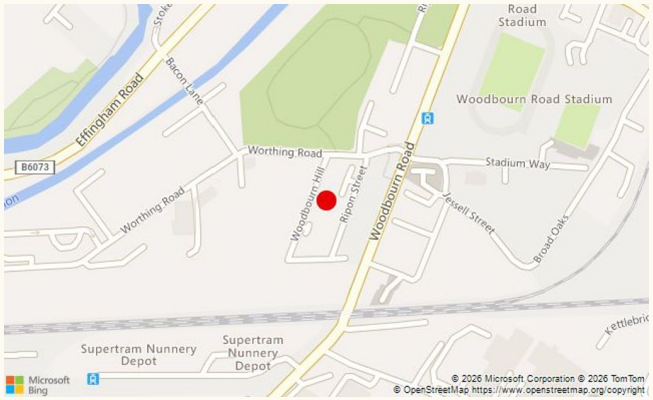




4 Ripon Street
Sheffield, S9 3LX

LOCATION

Ripon Street is immediately off Worthing Road, close to its junction with Woodburn Road in the Attercliffe area of the city. The property is located within 500m of Sheffield Parkway (A57) which provides direct access out to Junction 33 of the M1 or into Sheffield City Centre within 4 miles and 1 mile respectively.



DESCRIPTION

The property comprises a modern, detached industrial/warehouse premises, constructed in 2021, of steel portal frame construction, with partial blockwork and profile metal clad elevation and profile metal clad roof with 15% roof light. The property has been fitted out to an excellent specification, including high quality offices, staff break out, male, female and accessible WC's.

The warehouse is accessed via 2 up-and-over loading doors, leading out on to the private yard and parking area.

ACCOMMODATION

Area	Sq M	Sq Ft
1F Office	448.24	4,825
Warehouse	963.56	10,372
Mezz Storage	492.74	5,304
Total	**1,904.54**	**20,501**

TERMS & INFORMATION

Terms

The property is available either to rent on new lease term or to purchase.

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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