

Industrial/Warehouse Accommodation



Unit 26

Thornccliffe Business Park,
Sheffield, S35 2PH

To Let

2,796 sq ft (259.77 sq m)

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- Available now
- Roller shutter loading access
- Office accommodation
- Established location with easy access to Junctions 35, 35a & 36 M1

Description

Unit 26 comprises an end terrace industrial / workshop unit of brick construction with clad elevations and a pitched roof.

The property is accessed via a personnel door, which provides access to offices and storage and further into the open span warehouse. The warehouse is finished to a specification to include lighting, 5.9 metre clear internal height, first floor mezzanine, three phase power and roller shutter loading door. The unit is available immediately. The premises also benefit from kitchenette, staffroom and W/C facilities.

Location

The premises are located on the highly successful Thorncliffe Business Park, which is home to a number of well known companies such as Kier Services, Plumb Centre and B Braun.

Thorncliffe Business Park is an established commercial location, having the benefit of excellent on site amenities, including Churchill's Cafe, Early Years Nursery and gym facilities.

Thorncliffe Business Park offers excellent access to Sheffield city centre, Barnsley town centre and the M1 Motorway at Junctions 35, 35a and 36. Thorncliffe Business Park is accessed directly off Thorncliffe Road via the A616 to the North and Station Road (A6135) to the South.

Terms

The accommodation is available to let by way of a new lease on terms to be agreed

Rent

The quoting rent is £22,000 per annum exclusive.

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Accommodation

We understand that the accommodation has the following gross internal floor areas:

Description	sq m	sq ft
Warehouse	199.80	2,150
Office	60.03	646
Total	259.77	2,796

Service Charge

There is an estate charge payable to cover maintenance of common areas and 24 hour security. This is currently running at approximately £0.70 per sq ft per annum exclusive.

Business rates

The premises have a rateable value of £10,000.

Rates payable for 2023/2024 are based on 51.2p in the £

Interested parties should verify the rates payable with the local rating office

VAT

All figures quoted are subject to VAT at the prevailing rate where applicable

EPC

D80. Available on request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.



Subject to contract Disclaimer: January 2018

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