



FOR SALE

2 ROTHERHAM ROAD, SHEFFIELD, S13 9LL

2.5 ACRES - 25,500 SQ FT

ON INSTRUCTION BY:

ackroyd
& abbott



LOCATION

The property occupies a prominent position at the junctions of Rotherham Road (B6066) and Retford Road (B6200) in the Handsworth area of Sheffield. It also has a direct frontage to Orgreave Road. It is adjacent to Dore House Industrial Estate and close to existing housing.

There is good access to Sheffield Parkway via the B6066 (approx. 1.4 miles), to junction 33 of the M1 motorway (approx. 2.9 miles) and to Sheffield city centre (approx. 5.8 miles). The Advanced Manufacturing Park is approx. 0.5 miles and a large scale housing development at Waverley (approx. 0.5 miles).

DESCRIPTION

The property has been used as administrative offices and a depot/works by the current owners since it was built, but is now mainly let to third parties. It comprises a 4 storey office block and a series of single storey workshops and storage buildings on a large site with extensive yard and parking areas.

PLANNING

In the adopted UDP and the draft Sheffield Plan, the site is mainly allocated for business/industrial purposes, with a part allocated as open space. Purchasers are advised to make their own enquiries to satisfy themselves that the property is suitable for their intended use.

FURTHER INFORMATION

Further information, including title information, copy leases/tenancies, EPCs, topographical survey, etc are available from the agents.

TENURE

Freehold.

OFFICE & INDUSTRIAL ESTATE
INVESTMENT / REDEVELOPMENT OPPORTUNITY

TENANCY / ACCOMMODATION SCHEDULE

OFFICES

Offices	Sq Ft	Tenant	Annual Rent	Lease
Ground	2250	Part let to SYHA (below)		
First	2250	Vacant		
Second	2250	Vacant		
Third	2250	Vacant		
Fourth	2250	Hall UK (Manufacturing) Ltd	£12,000	June 2014, 6 years
UNIT 1				
Unit 1	8071	Kitchen World	£19,200	Initial lease June 2012, holding over
UNIT 2				
(Plus yard & part of ground floor offices)				
Unit 2	2525	SYHA	£47,500	April 2017, 5 years
UNIT 3				
Unit 3	1840	Concept Performance	£6,600	Initial lease July 2014, holding over
UNIT 4				
Unit 4	1814	Vacant	-	-
OFFICE ROOF				
Roof	-	CTIL	£13,438.14	Dec 16, 15 years, landlord break year 5
	-	Arquiva	£13,438.14	In line with the CTIL Lease
Total	25500			

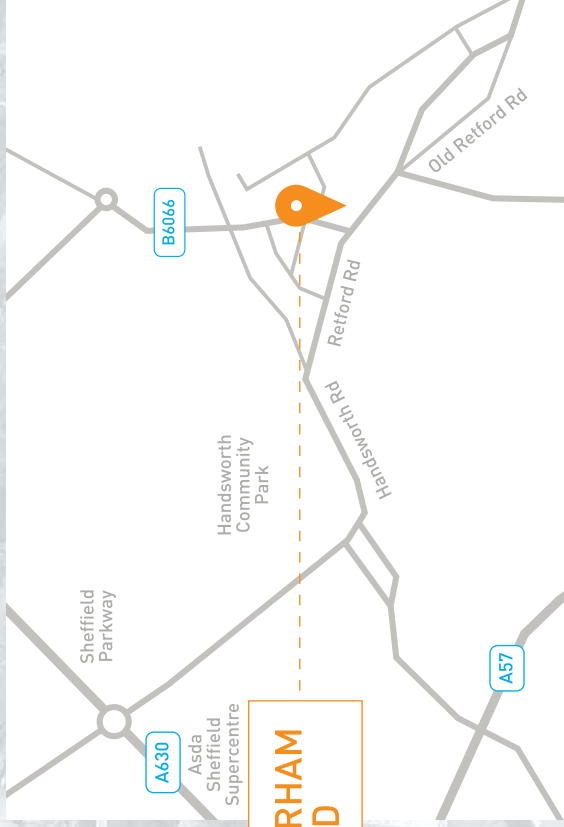
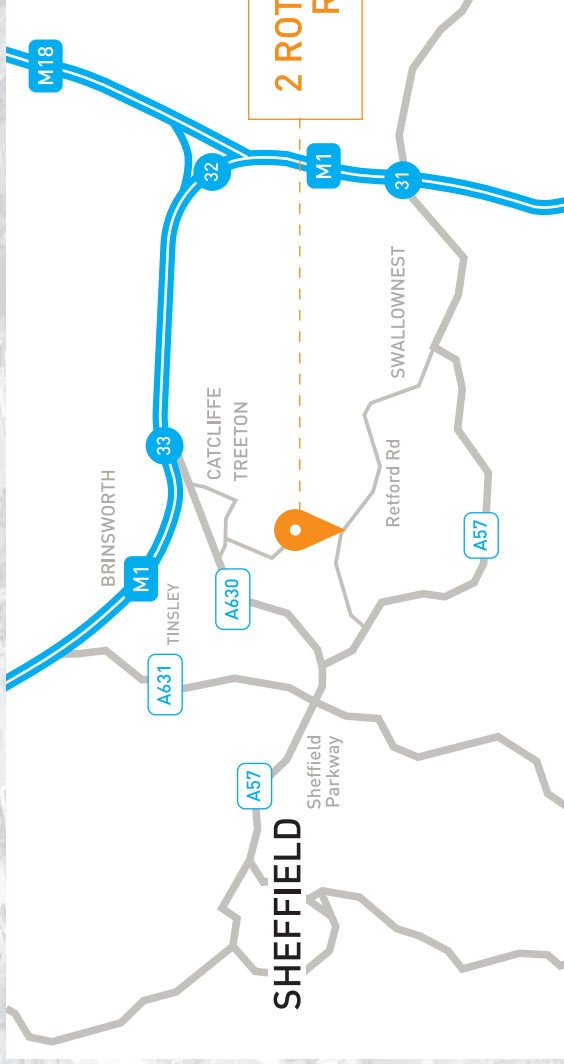


M1 LESS THAN 3 MILES

SHEFFIELD CITY CENTRE LESS THAN 6 MILES

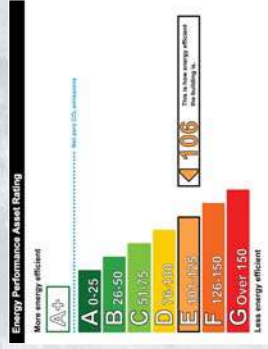
ADVANCED MANUFACTURING PARK LESS THAN 0.5 MILES

Ref	Type	Size Sq Ft
0	Offices	11,250
1	Unit 1	8,071
2	Unit 2	2,525
3	Unit 3	1,840
4	Unit 4	1,814
Y	Yard	Leased with Unit 2

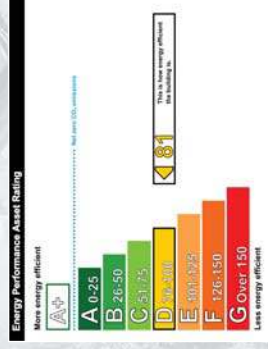


2 ROTHERHAM ROAD

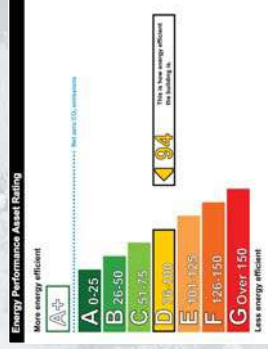
OFFICES



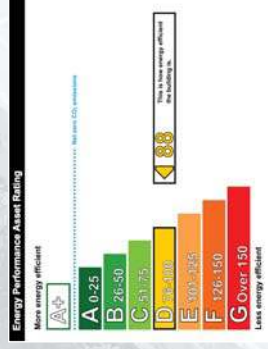
UNIT 1



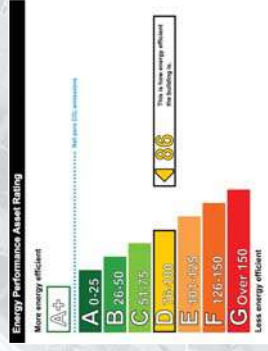
UNIT 2



UNIT 3



UNIT 4



For further information, please contact the joint selling agents:

CPA
COMMERCIAL PROPERTY PARTNERS
0114 273 8857
www.cpartners.co.uk

SMC
CHARTERED SURVEYORS
0114 2812183

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