



Detached Industrial/Warehouse Unit 28,115 Sq Ft (2,611.88 Sq M)

- Established Trade/Industrial Location
- Detached Warehouse/Industrial Unit with offices
- Close to Sheffield City Centre & Penistone Road (A61)

Detached Industrial/Warehouse Unit

28,115 Sq Ft (2,611.88 Sq M)

Location

The property is located fronting Herries Road South adjacent to Penistone Road (A61) in Sheffield. The property is a short distance from the Hillsborough Football Ground and established Hillsborough Trade Point. The estate is approximately 2 miles north of Sheffield City Centre and close to Penistone Road which is a main arterial route with around 50,000 traffic movements each day.

Description

The property comprises a detached industrial/warehouse unit with a two storey office block to the front. The factory/warehouse space is arranged over 4 bays which are accessed via a single loading door leading out to the loading yard/car park.

Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse	18,669	1,734.35
Ground Floor Office	5,743	533.52
First Floor Office	3,122	290.03
Storage Area	581	53.97
TOTAL	28,115 SQ FT	2,611.88 SQ M

Terms

The property is held by way of a long leasehold interest term of 200 years from 25 March 1946, with approximately 123 years remaining. The long leasehold interest in the property is available to purchase for £1,100,000 exclusive. The property will be available with vacant possession.

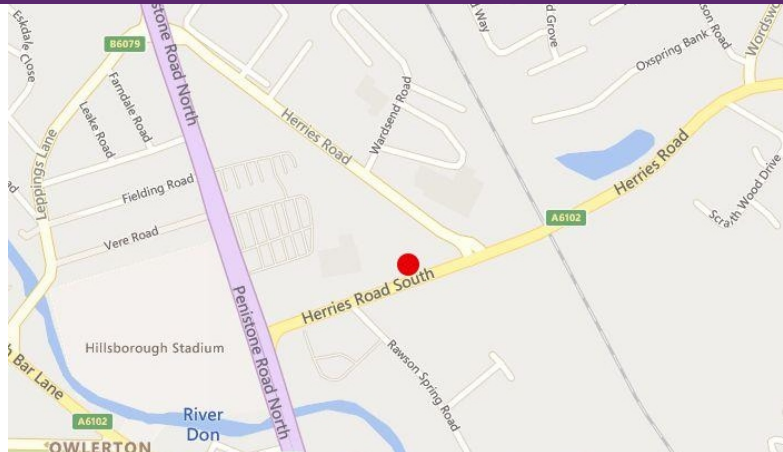
Alternatively, the property is available to lease for a quoting rent of £120,000 per annum exclusive.

VAT

All figures are quoted exclusive of VAT at the prevailing rate.

EPC Rating

EPC Available upon request



Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs

Each party to bare their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP

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