



## Industrial Unit - To Let

**1,125 - 2,252 Sq Ft (104.51 - 209.21 Sq M)**

- Well located secure estate
- Good motorway access to J34 M1
- Large shared yard area
- Recently Refurbished

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### Location

Enterprise Industrial Estate is located adjacent to the Supertram route approximately 2 miles to the north east of Sheffield City Centre. Sheffield Parkway (A57) is also in close proximity. Access to the M1 is via junction 34 & is within 2 miles of the estate.

### Description

Enterprise Park is situated in an established commercial location and offers a range of high-quality, modern warehouse/industrial units on a secure fenced estate. Accessed from Arras Street, the units benefit from:

- > Three-phase power supply
- > LED lighting,
- > Allocated parking and well proportioned
- > Shared yard areas.

### Accommodation

DESCRIPTION	SQ FT	SQ M
Unit 8	2,252	209.21
Unit 22	1,125	104.51
Unit 30	1,125	104.51
<b>TOTAL</b>	<b>2,252 SQ FT</b>	<b>209.21 SQ M</b>

### Terms

The unit is available on new lease terms to be agreed.

A service charge is payable to cover the maintenance and upkeep of the common areas of the estate. This currently runs at approximately £0.79p per sq ft exclusive.

### VAT

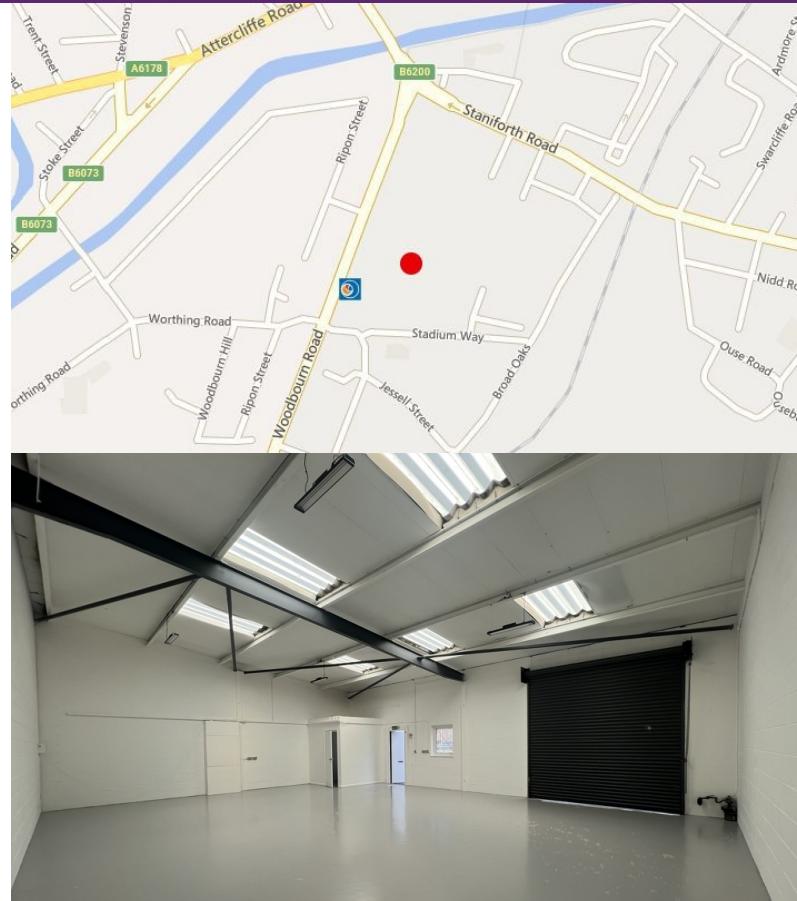
All figures are quoted exclusive of VAT at the prevailing rate.

### Rateable Value

Available upon request.

### EPC Rating

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 bear their own legal costs in the transaction.

### Further Information

For further information please contact the sole agents CPP  
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