

Ecclesfield 35



TO LET

UNIT 2 | JOHNSON LANE | ECCLESFIELD | SHEFFIELD | S35 9XH

Prime Industrial Unit
27,586 SQ FT

Location

The property is accessed via Station Road in Ecclesfield, Sheffield. The property is approximately 5.4 miles north of Sheffield city centre. The site has excellent motorway access with Junction 35 of the M1 being approximately 2.2 miles drive to the East while the A6135 that leads to Sheffield city centre is accessed directly off Station Road.



Description

Unit 2 comprises a modern detached steel portal framed warehouse/manufacturing unit with crange. The unit benefits from a shared secure yard area with dedicated car parking and integral office accommodation.

Anti-Money Laundering (AML)

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

EPC

EPC Available upon request

Legal Costs

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

Terms

The premises are available to let by way of a new lease on terms to be agreed.

VAT

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

Accommodation

	SQ M	SQ FT
Unit 3	2,307	24,835
Office Space	255.60	2,751
Total	2,562.82	27,586

Specification

The unit comprises of the following specifications:

- Additional 5 acres open storage land available by separate negotiation.
- Significant power supply available - up to 2MVA
- 7.68 m eaves height
- 3 ground level loading doors
- 4no. overhead cranes (2no. 5t and 2no. 7.5t)
- Integral office accommodation
- LED Lighting

All Enquiries

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