



Industrial Unit with Crane - To Let

5,268 - 11,490 Sq Ft (489.4 - 1,067.42 Sq M)

- 5tn Crane
- Large Hardstanding Yard
- 6.9m Eaves

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Location

Access to the site is via Blagden Street which in turn leads to Gilbert Street (B6070). Beyond this access the site provides access to the Sheffield Parkway and M1 beyond at Junction 33.

The site offers access to The Sheffield Parkway (A57), which in turn provides access to Junction 33 of the M1 which is approximately 3 miles to the West. The site is close to Sheffield Centre (approximately 750m).

Description

The subject property comprises a detached modern warehouse/industrial unit consists of steel portal frame construction, with brick & cladding elevations above. The roof is a single pitch with translucent roof lights and 6.9m eaves. Access to the warehouse is via multiple loading doors on the front and side elevations with multiple personnel doors.

Externally the property provides hardstanding areas with the ability for additional open storage available

The warehouse benefits from:-

- > 5tn Crane
- > 10tn Crane
- > Large shared Yard
- > 6.9m Eaves
- > 3 phase electricity

Accommodation

DESCRIPTION	SQ FT	SQ M
Unit A	5,268	489.4
Unit B	6,222	578.02
TOTAL	11,490 SQ FT	1,067.42 SQ M

Terms

Property available to rent on new lease terms to be agreed.

VAT

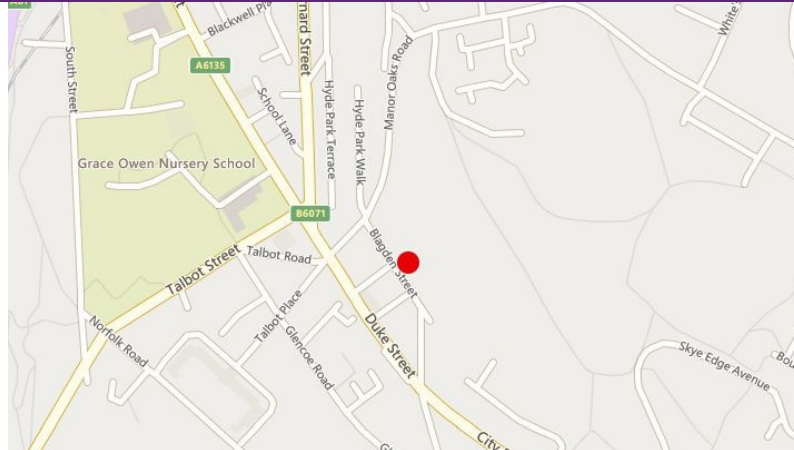
All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

Available Upon request

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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