

TO LET.

Modern industrial / warehouse units on established estate.



Enterprise Park Industrial Estate, Woodbourn Road, Sheffield, S9 3JL.

Refurbished industrial / warehouse units ranging from 1,114 - 1,693 sq ft – Available immediately.

Location.

Enterprise Park Industrial Estate is prominently located just off Woodbourn Road within the Lower Don Valley area of Sheffield. The premises are accessed via Arras Street which links to Woodbourn Road. Woodbourn Road provides access to Attercliffe Road via Staniforth Road, a main thoroughfare connecting to Junction 34 of the M1 Motorway approximately 2.1 miles away. Sheffield City Centre is also just 3.1 miles from the premises.

The local vicinity is home to a number of established industrial occupiers including Plumco, Special Steels, Progressive Safety and Avus Metals & Plastics.

Description.

The available premises comprise of refurbished industrial / warehouse units of steel portal frame construction with brick elevations set beneath a pitched roof incorporating translucent roof panels. The estate is arranged in 2 terraces of units each with shared yard areas.

The premises are finished to a specification to include:

- LED lighting to the warehouse
- Full height roller shutter loading door
- W/C facilities
- Refurbished to a high quality
- Good sized shared yard areas and car parking provisions
- Secure gated estate
- Connections to all mains services



Accommodation.

We understand that the premises have the following Gross Internal Floor Area (GIA):-

Description	Sq M	Sq Ft
Unit 9	157.28	1,693
Unit 31	103.50	1,114
Total	260.78	2,807

Quoting Rent.

Unit 9: £14,814 per annum exclusive.
Unit 31: £12,254 per annum exclusive.

Terms.

The accommodation is available to let by way of a new Full Repairing and Insuring (FRI) Lease on terms to be agreed.

Service Charge.

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.

Rateable Value.

The Rateable Values of the available units are as follows:

- Unit 9: £10,500
- Unit 24: £7,000

Interested parties are advised to make their own enquiries with the Rating Department of the Local Authority.

EPC.

The full EPC Reports for the available units can be provided upon request.

Due Diligence.

Interested parties will be requested to provide the agent with company information to comply with anti-money laundering legislation.

VAT.

All figures quoted are subject to VAT at the prevailing rate where applicable.

Costs.

Each party is to be responsible for their own legal costs incurred in any transaction.

Contact.

For further information, or to arrange a viewing, please contact joint agents Knight Frank and CPP:

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Particulars dated March 2023. Photographs dated November 2022.

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