

For Sale.

Industrial / warehouse unit in the heart of the lower Don Valley region of Sheffield.



41 Otter Street, Sheffield, S9 3WL.

Industrial / warehouse unit extending to 11,388 sq ft (1,058 sq m).

Location.

The available premises are located fronting onto Otter Street, within the Attercliffe area of Sheffield. Otter Street is accessed from Attercliffe Common (A6178) which is a main arterial route into Sheffield City Centre. The premises also benefits from excellent access to Junction 34 of the M1 motorway.

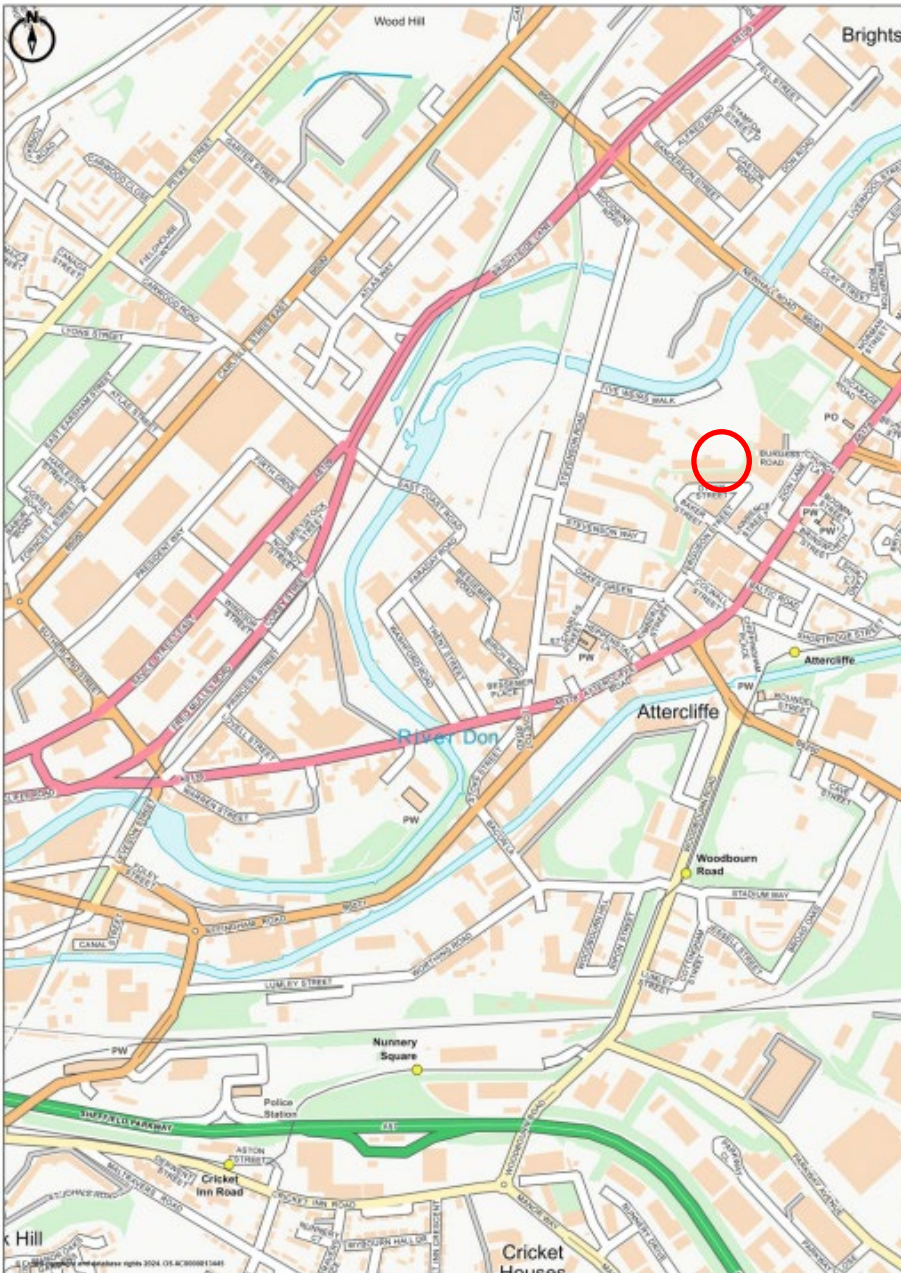
The surrounding area is an established commercial location within the heart of the lower Don Valley region of Sheffield, home to a mixture of industrial and warehouse occupiers.

Description.

The premises comprise an industrial / warehouse unit of steel portal frame construction with metal profile sheet cladding and a pitched roof incorporating translucent roof panels, alongside an integrated brick-built office / welfare block providing two stories of accommodation with ancillary workshop space to the ground floor.

The property benefits from the following key points and specification:

- 1 ground level loading door
- Concrete floor
- 4.2 metre eaves
- 3 tonne crane
- Lighting
- WC's
- Ground and first floor office accommodation
- Staff welfare facilities
- Incoming 3 phase power supply with a capacity of 80kva



Accommodation.

We understand that the property has the following Gross Internal Floor Area (GIA):-

Description	Sq M	Sq Ft
GF Warehouse and ancillary	881.75	9,491
FF Offices	176.26	1,897
Total	1,058	11,388

Quoting price.

Offers are invited in the region of £685,000 exclusive.

Tenure.

The property is held freehold under the following title number SYK618506.

EPC.

The units have an Energy Performance Certificate (EPC) rating and it is available upon request.

Rateable Value.

The property has a rateable of £27,500.

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

Due Diligence.

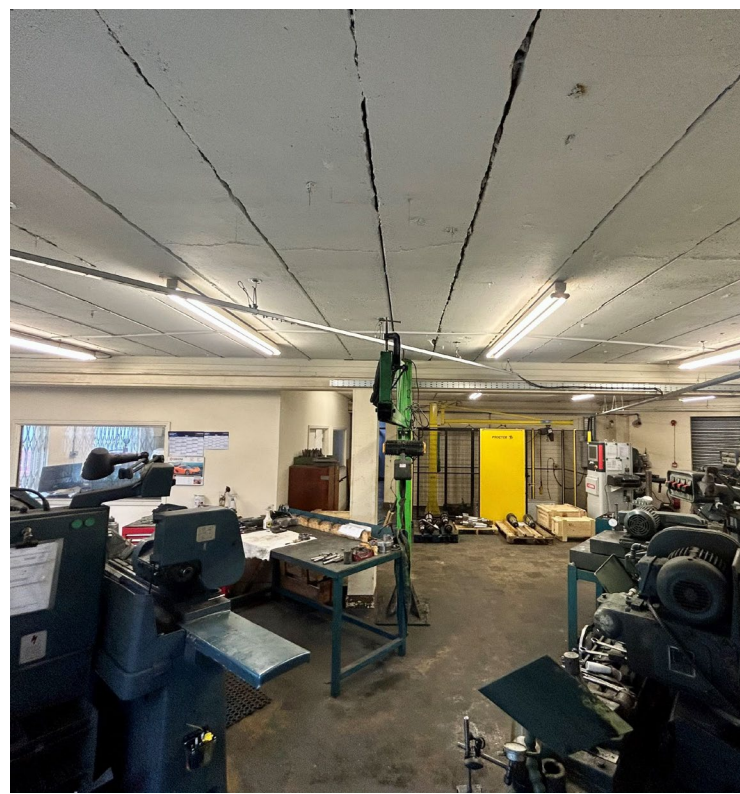
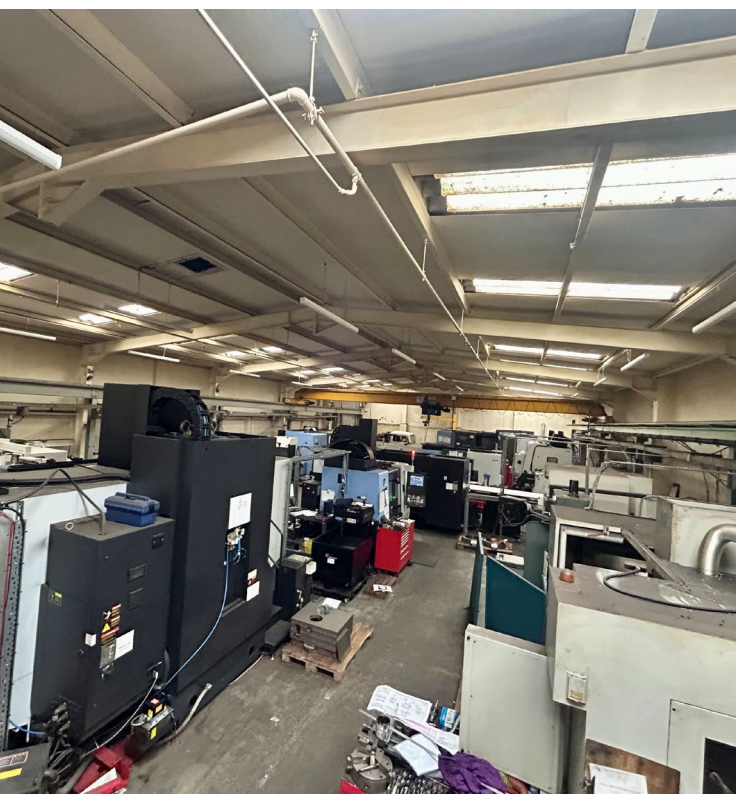
Interested parties will be requested to provide the agent with company information to comply with anti-money laundering legislation.

Costs.

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

VAT.

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



Contact.

For further information, or to arrange a viewing, please contact sole agents Knight Frank:.

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Particulars dated April 2024 Photographs dated April 2024.

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