

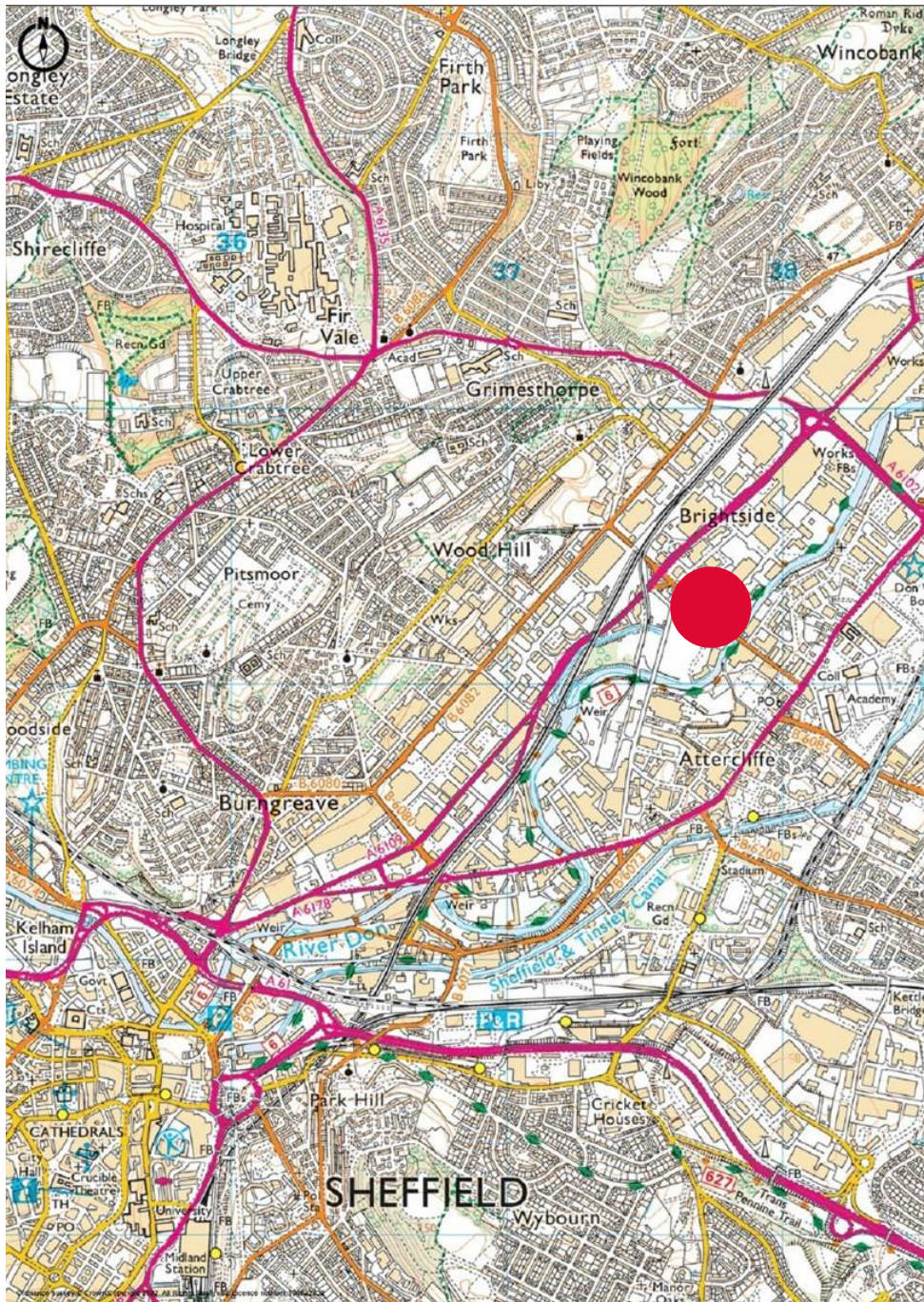
TO LET.

Industrial / Warehouse units on established estate.



Century Street Industrial Estate, Clement Street, Sheffield, S9 5EA.

Modern industrial / warehouse units ranging from 1,848-2,780 sq ft – Available Now.



Location.

The property is situated to the North East of Sheffield City Centre on Century Street, which is accessed from Coleridge Road. The surrounding area is an established industrial location, home to a variety of industrial and manufacturing occupiers.

The property is located 2.7 miles from Sheffield City Centre, and further benefits from excellent links to Junction 34 of the M1 motorway approximately 1.7 miles away.

Description.

The estate comprises 29 modern industrial / warehouse units arranged over three terraces with good sized shared yard and car parking areas. The buildings are of steel portal frame construction with brick / block and steel profile clad elevations.

The units are finished benefit from the following specification:

- Eaves height of 4.2 metres
- High bay lighting to main warehouse
- WC's
- Good sized yard area
- Onsite car parking

Accommodation.

From the measurements that have been provided, we understand the available premises extend to the following Gross Internal Areas:

Unit	Sq M	Sq Ft	Quoting Rent Per Annum
Unit 42	171.68	1,848	£18,480
Unit 46	175.95	1,894	£18,940
Unit 22	258.27	2,780	£24,325

Availability.

The properties are available to let by way of a new internal repairing lease, on terms to be agreed.

Rateable Value.

The premises currently have the following Rateable Values:

- Unit 22 - £10,250.
- Unit 42 - £9,000.
- Unit 46 - £7,900.

Occupiers may qualify for small business rates relief via application. Interested parties should verify the rates payable with the local rating office.

Legal Costs.

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

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 re exclusive of VAT at the prevailing rate, where applicable.

Service Charge.

There will be a service charge payable to contribute to the overall maintenance of the common areas within the estate.

EPC.

Available on request.

Contact.

For further information, or to arrange a viewing, please contact Joint Agents :

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Particulars dated May 2024. Photographs dated November 2022.

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