

TO LET.

Modern industrial / warehouse unit on established estate.



Units 7 & 8, Winston Business Park, Churchill Way, Sheffield, S35 2PY.

Refurbished industrial / warehouse unit – 6,674 sqft.



Location.

The development is situated fronting onto Churchill Way, which is accessed off Thorncliffe Road and in turn provides immediate access to Junctions 35a and 36 of the M1 motorway.

The surrounding area is an established commercial location which comprises a mixture of office and industrial premises.

Description.

The property comprises an industrial / warehousing unit and that is finished to a high specification to include the following:

- Planning consent for B1(C) and B8 use.
- Two full height roller shutter loading doors providing access to the warehouse.
- Connection to all main services.
- Dedicated car parking spaces with a shared loading area.
- Fitted kitchenette and welfare provisions.
- Fully fitted LED lighting throughout.

Accommodation.

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

Description	Sq M	Sq Ft
Unit 7	310.02	3,337
Unit 8	310.02	3,337
Total	620.04	6,674

The units are available together or can be split to make individual units.

Quoting Rent.

The quoting rent is available upon application .

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.

Rateable Value.

The rateable value for the property is £45,250.

Rates payable for 2023 / 2024 are 49.9p in the £.

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

EPC.

The property has an Energy Performance Certificate (EPC) rating of A21.

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 sole agents Knight Frank:.

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Particulars dated March 2024. Photographs dated March 2024

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