

# TO LET

A SELF-CONTAINED FOUR BAY MANUFACTURING UNIT  
WITH OFFICE ACCOMMODATION

**Approx. 1,734.96 sq m (18,675 sq ft)**

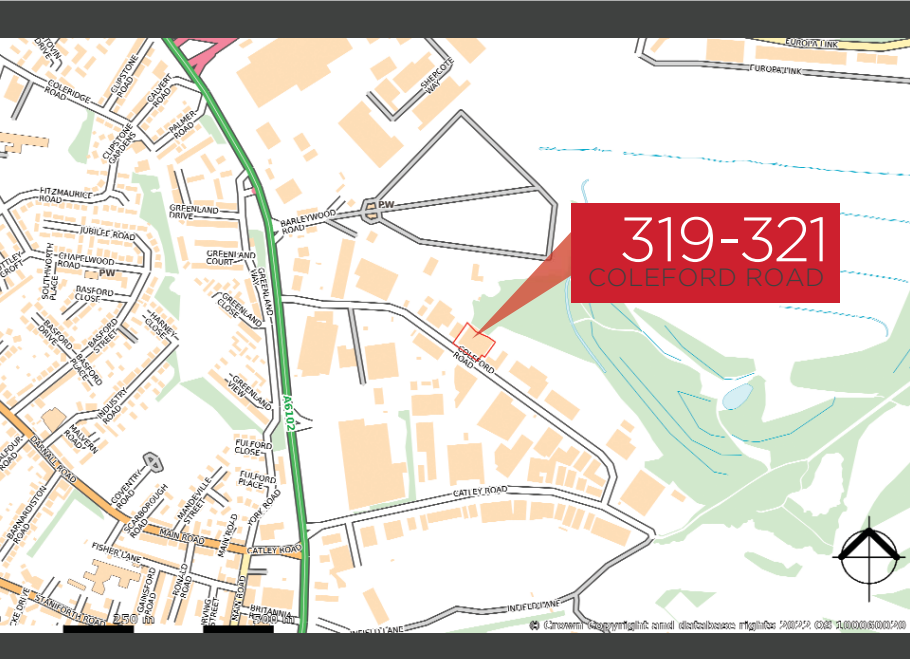


- Vacant industrial premises
- Popular Industrial Estate with Easy Access to M1
- Integral Office Provision
- 300 KVA 3 Phase Power Supply

# 319-321

## COLEFORD ROAD

SHEFFIELD | SOUTH YORKSHIRE | S9 5NF



**319-321  
COLEFORD ROAD**



## LOCATION

The property is located to the north side of Coleford Road in the Sheffield suburb of Darnall. Darnall is located approximately one mile south of Junction 34 of the M1 Motorway via the A631 Shepcote Lane and A6102 Greenland Road and approximately two miles east of Sheffield City Centre.



## DESCRIPTION

The property comprises a circa 1960's detached portal steel frame industrial unit providing a double height, four bay manufacturing/warehouse facility. Three bays are of concrete frame construction with a pitched clad roof with a fourth more modern bay of steel portal frame under a pitched clad roof. The manufacturing areas have a concrete floor, lighting, partial heating with 1x2T and 1x2T crange and three phase power supply, mains gas and water. In addition to the manufacturing element, there is a single storey open plan office area with glass partitioned meeting room and managers office. The property is situated on a site with a concrete surfaced side yard.

## ACCOMMODATION

The property provides the following gross internal floor areas:-

Floor	Description	Sq M	Sq Ft
Ground	Office	86.68	933
Ground	Main Warehouse	1,279.83	13,776
Ground	Extension	368.45	3,966
<b>Total GIA</b>		<b>1,734.96</b>	<b>18,675</b>

## SITE AREA

The property sits on a site of approximately 0.091 hectares (0.225 acres).

## TENURE

The property is held Freehold under Title Numbers SYK282875

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating - D:89

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

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

## BUSINESS RATES

The Rateable Value of the property is £42,750 for the 2017 list. For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

## TERMS

The property is available To Let by way of new FRI lease terms to be agreed. Rent on application.

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## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment through the agents.

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