



SMC  
Brownill  
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To Let



Substantial Warehouse within approximate 1.341  
acre site located in the Hillsborough area of  
Sheffield & close to Penistone Road

£88,000 per annum

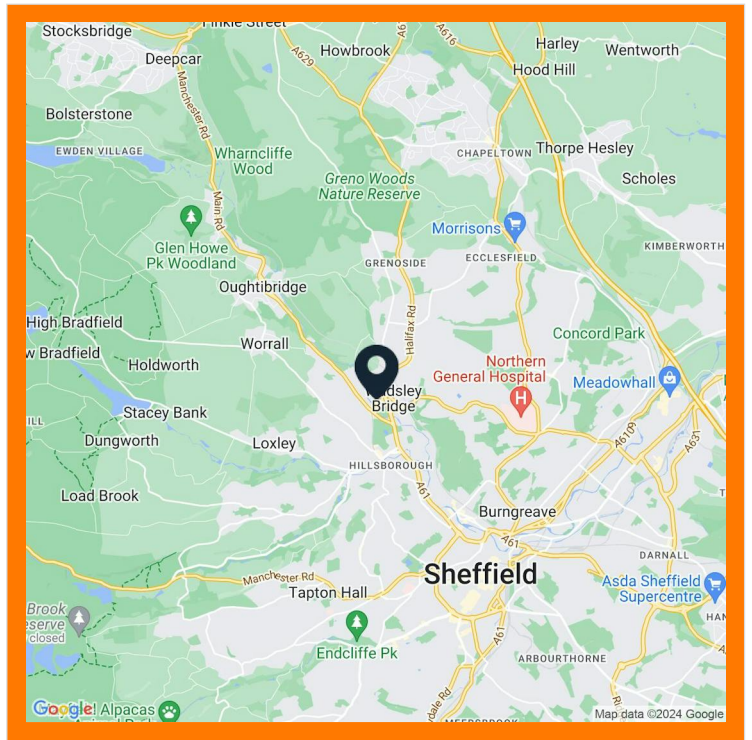
42-44 Leppings Lane, Hillsborough, Sheffield, S6 1ST

0114 290 3300 | francois.neyerlin@smcbrownillvickers.com

[smcbrownillvickers.com](http://smcbrownillvickers.com)

- Detached warehouse building with service yard available on a new lease
- Located in the Hillsborough area of Sheffield
- May be suitable for a variety of industrial, storage & commercial uses (STP)
- Good access to Sheffield city centre (3 miles) & Sheffield's northern suburbs
- Short distance from Penistone Rd, SWFC, Sainsburys, National Tyres, Enterprise





## Description

The property comprises a single storey detached warehouse of steel framed construction, which was previously used as a dairy. Surrounding the warehouse is a service area / yard (site of approximately 1.341 acres) with an access strip to Leppings Lane. The property benefits from two front bays with roller shutter doors (approximately 4.57m width & 4.28m height).

The building includes largely open plan warehouse / workshop space, plus offices, mess room, WC's and a repair workshop. Warehouse eaves of 4.51m with maximum height to apex of 7.91m.

The property is accessed from a front gate directly from Leppings Lane.

The property is currently undergoing light refurbishment by the client.

## Location

The property is located with access from Leppings Lane in the Hillsborough area of Sheffield, which is approximately 3 miles from Sheffield city centre. The warehouse is setback from Leppings Lane, although benefits from visibility from the roadside. The property is located a short distance away from Penistone Road, which provides access to Sheffield city centre and Sheffield's northern suburbs.

The immediate area is predominantly housing, although there is a wider variety of uses nearby including Sheffield Wednesday Football Ground, a petrol station, Burger King, National Tyres and Autocare, Sainsburys, as well various other retail and commercial uses.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit	17,635	1,638.35
<b>Total</b>	<b>17,635</b>	<b>1,638.35</b>

## Rating Assessment

From the information obtained from the Valuation Office Agency website the demise is rated as follows:-

Address: Express Dairy (northern) Ltd, Leppings Lane, Sheffield, S6 1ST  
Description: Storage depot and premises  
Rateable Value: £43,750

We would advise prospective parties to verify the matter with the local rating office.

## Planning

The property has most recently been used as a dairy and is understood to have a B8 (Storage and Distribution) Use Class. We would anticipate the property may have potential for other industrial or commercial uses (STP) and prospective interested parties are advised to make their own inquiries to satisfy themselves that the property is suitable for their intended use.

## Lease Terms

Available to let by way of a new lease on terms to be agreed.

## Rent

£88,000 pa. VAT will NOT be payable.

## Plus Roadside Opportunity

Plus roadside opportunity may separately be available. Please contact us for more details.

## Viewing Arrangements

If you require any further information or to arrange a viewing please contact either of the joint agents:

Renshaw Surveyors  
Philip Dorman  
01246 886 416  
philip@rensurveyors.co.uk

SMC Brownill Vickers  
Francois Neyerlin  
0114 281 2183  
francois.neyerlin@smcbrownillvickers.com

## Business Rates

Further information is available upon request.

## Energy Performance Certificate

C (73)

## Viewing

Viewing is by prior appointment only. Please contact our agents for further information

**Francois Neyerlin**  
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francois.neyerlin@smcbrownillvickers.com



