

0114 2449121

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Eddisons

TO LET – INDUSTRIAL WAREHOUSE WITH OFFICES



RAWSON SPRING WAY, HILLSBOROUGH, SHEFFIELD, SOUTH YORKSHIRE S6 1PG

Rent: £70,000 per annum exclusive

Size: 15,447 sq ft (1,435 sq m)

- High eaves warehouse unit with roller shutter vehicle access doors.
- Modern portal frame building.
- Eaves height of 6.2 m.
- Car parking to side.
- Dock loading.

LOCATION

The property is situated to the south side of Rawson Spring Way in the Sheffield suburb of Hillsborough.

This is an established and popular industrial estate 2 miles north of Sheffield City Centre.

Junction 34 of the M1 Motorway is 4 miles to the east.



DESCRIPTION

The property comprises an end terrace warehouse of concrete portal frame construction with brick elevations to 8 ft and lined profiled metal sheeting above and to the roof covering which incorporates acrylic roof lights. There are integral offices to the front elevation and the vehicle roller shutter access doors have a clear height of 5.0 m.

Externally a large surfaced yard and car park area provide ample parking to the side shared with the adjacent owner.

SERVICES

Mains electricity, gas and water are believed to be available to the premises. Male and female WC facilities are shared with the landlord's adjacent owner occupied premises.

Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

ACCOMMODATION

All measurements are approximate prepared on a gross internal area basis. IPMS areas are available on request.

	M ²	SQ FT
Ground Floor		
Warehouse and Canteen	1,435	15,447
Total	1,435	15,447



RENT

£70,000 per annum exclusive

VAT

We understand that VAT may be charged on the rent. Interested parties are recommended to take their own professional advice.

LEASE TERMS

The property is available to let by way of a new 3, 6 or 9 year fully repairing and insuring lease.

BUSINESS RATES

We understand from internet enquiries made from the VOA website that the property is included as part of the adjacent assessment and rates paid will be on a pro-rata basis.

TENURE

Leasehold

For more information, visit eddisons.com
T: 0114 2449121

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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LEGAL COSTS

Each party to bear their own costs in relation to this transaction.

EPC

The property has an EPC of C (56). A copy of the EPC is available from the agent.

ANTI-MONEY LAUNDERING

Please note all prospective parties will need to be verified for anti-money laundering purposes prior to the deal being agreed.

VIEWING

Strictly by appointment with the sole agents:- Eddisons

1 Blackburn Road

Sheffield

S61 2DW

Contact: Paul Oddy

Paul.Oddy@eddisons.com

(0114) 2449121

Ref:

For more information, visit eddisons.com

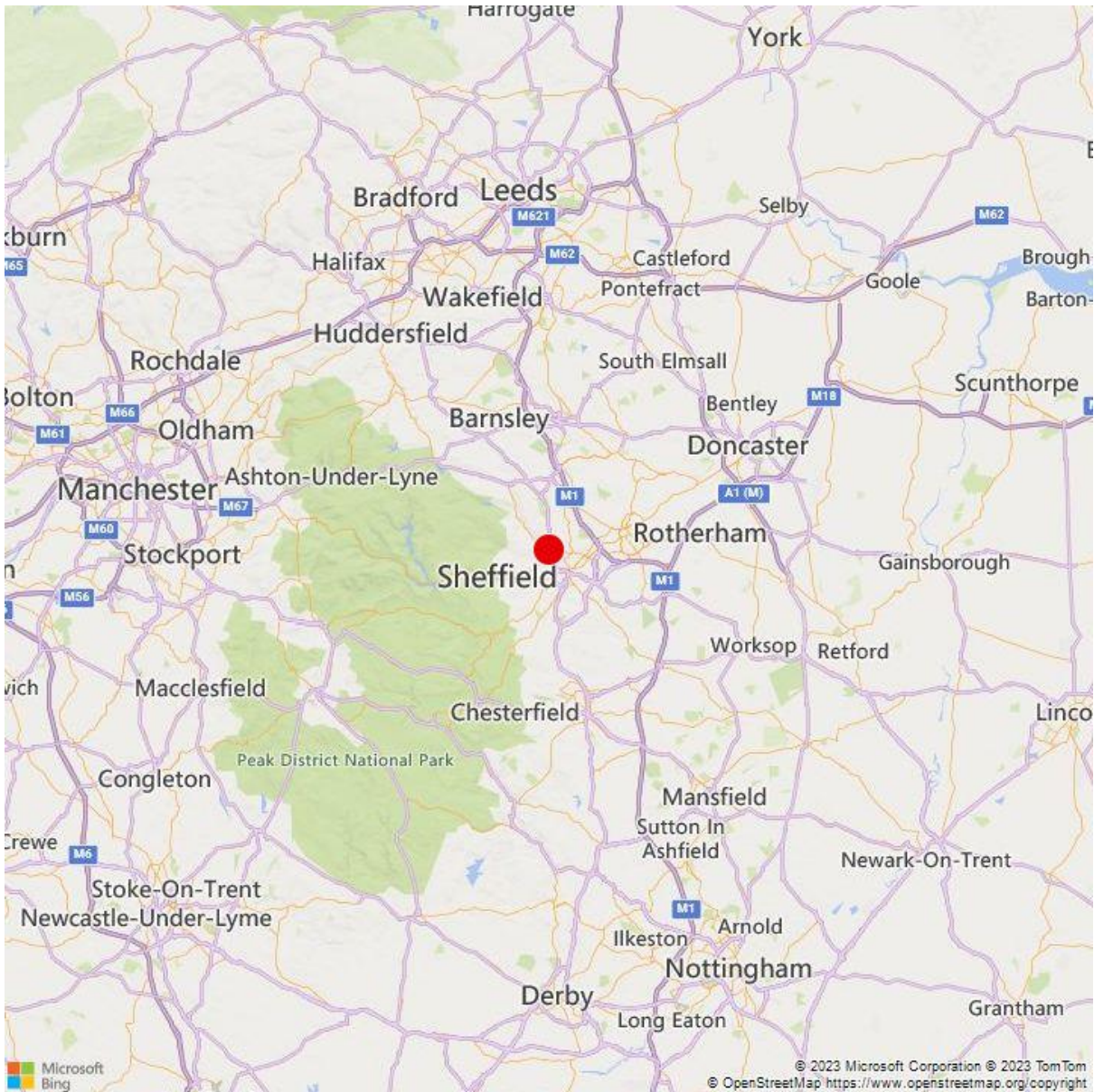
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