

0114 2449121

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Eddisons

INDUSTRIAL - WAREHOUSE - TRADE - OFFICES - LEISURE



## DEVELOPMENT LAND - DESIGN AND BUILD OPPORTUNITIES, ATTERCLIFFE ROAD, SHEFFIELD, SOUTH YORKSHIRE S9 2PF

- Development Land - Design and Build Opportunities
- Sites available up to 2.75 acres
- Potential for a variety of uses, subject to planning
- Roadside prominence and visibility

**Size: 2.75 acres (1.11 hectares)**

## LOCATION

The site is located to the northern side of Attercliffe Road close to the junction with Newhall Road and immediately opposite to the Olympic Legacy Park. The site benefits from access from Clay Street, Maltby Street and Brompton Road.

Sheffield City Centre lies approximately one and a half miles due west whilst Junction 34 of the M1 Motorway (Meadowhall) lies one and a half miles due east.

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## DESCRIPTION

The property comprises a plot of land of irregular shape totalling 2.75 acres. There is scope to divide the site in to small plots or develop as a whole. The site is allocated for fringe industry and business and has potential for a variety of uses including trade counter, possible roadside uses, office/business park or leisure uses related to the Olympic Legacy Park.

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## SITE AREA

The site has a total area of 2.75 acres (1.1 hectares) with potential to develop units from 2,500 square feet up to 50,000 square feet, Subject to Planning.

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## LEASE TERMS

The units will be available to let on new 5, 10 and 15 year leases with rental dependent upon the size and specification.

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## TENURE

Leasehold

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## EPC

EPC's will be provided on completion of the development.

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## ANTI-MONEY LAUNDERING

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

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## VIEWING

Strictly by appointment with the sole agents:- Eddisons

1 Blackburn Road

Sheffield

S61 2DW

Contact: George Thompson

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(0114) 2449121 Mobile: 07831446313

Ref: 156822

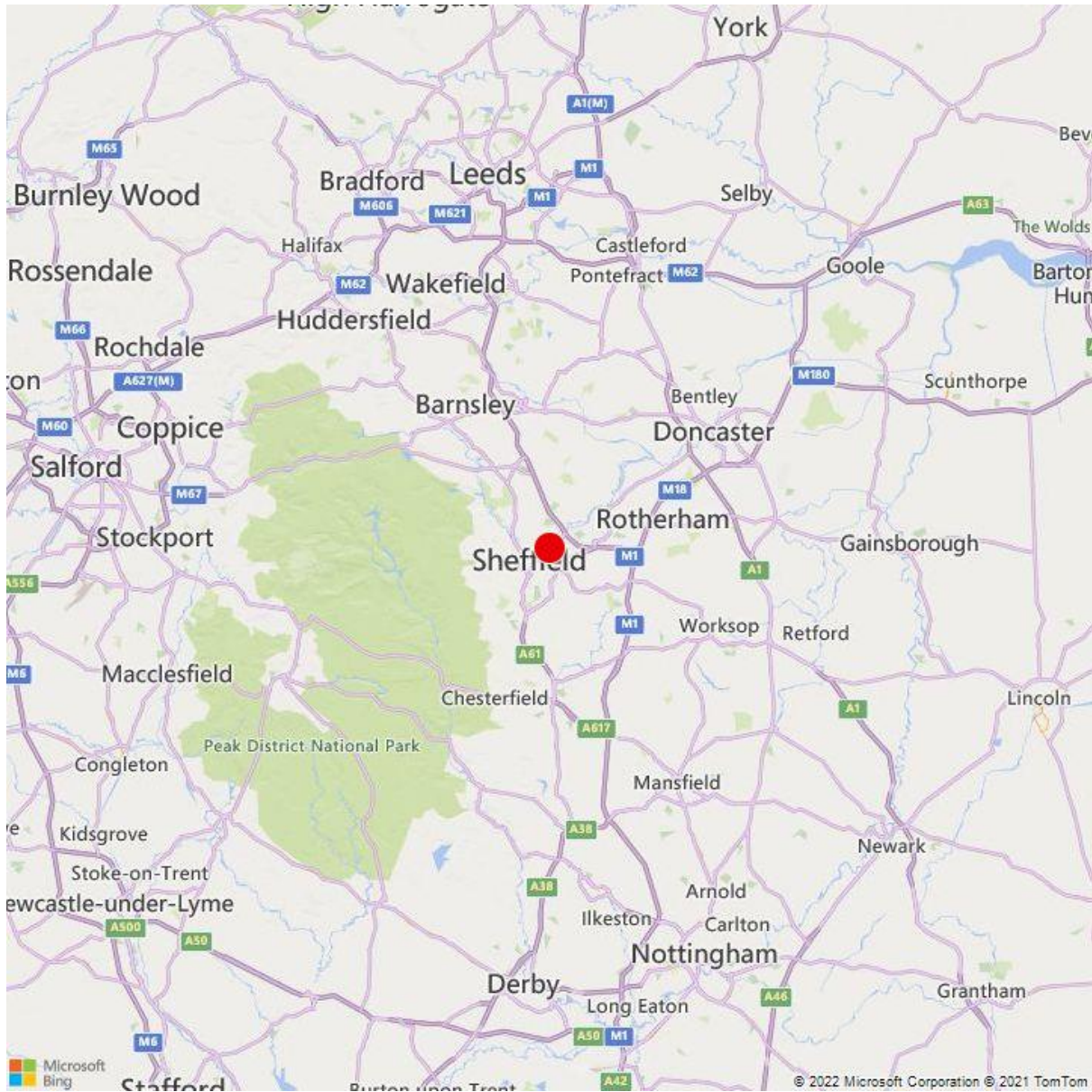
For more information, visit [eddisons.com](http://eddisons.com)  
T: 0114 2449121

### Important Information

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**Eddisons**

Incorporating Fernie Greaves



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