

0114 2449121

eddisons.com

INDUSTRIAL - TO LET

Eddisons



UNIT 2, RME BUILDING, BROADFIELD ROAD, SHEFFIELD S8 0XJ

Rent: £12,000 per annum exclusive

Size: 1,500 sq ft (139.35 sq m)

- Mid terrace two storey industrial/trader counter unit with parking.
- Ideal for light industrial, trade counter or possible retail use.
- Useful car park frontage area.
- Available on new lease.



## LOCATION

The property is situated to the western side of Broadfield Road, approximately 300 yards away from the junction with London Road/Queens Road (A61), some 1 mile south of Sheffield City Centre.



## DESCRIPTION

The property comprises a mid terraced light industrial unit of steel portal frame with pitched profile clad roof over. The unit is arranged with frontage roller shutter access door and UPVC glazed entrance behind and a ground floor tiled workshop/trade counter unit with rear WC. There is a staircase to first floor providing office/storage accommodation with second WC.

The property is situated within a terrace of three units with adjacent occupiers including Northfield Signs and the MOT Centre. Externally the property benefits from forecourt parking with 4 parking spaces.

## SERVICES

We understand that the property benefits from mains electricity and water.

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 <sup>2</sup>	SQ FT
<b>Ground Floor</b>		
Industrial Unit	68.56	738
<b>First Floor</b>		
Three Rooms and WC	68.56	738

## RENT

£12,000 per annum exclusive

## VAT

VAT will not be charged on the rent.



## LEASE TERMS

The property is available by way of a new 3, 6 or 9 year fully repairing and insuring lease with three yearly rental reviews.

## BUSINESS RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value of £9,500.

## TENURE

Leasehold

For more information, visit [eddisons.com](http://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

The incoming tenant will be responsible for the landlord's reasonable legal costs in connection with the transaction.

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## EPC

The property has an EPC rating of C (74) which expires on 27 October 2031. A copy of the EPC is available from the agent.



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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

George.Thompson@eddisons.com

(0114) 2449121

Ref: GWT

For more information, visit [eddisons.com](https://www.eddisons.com)

T: 0114 2449121

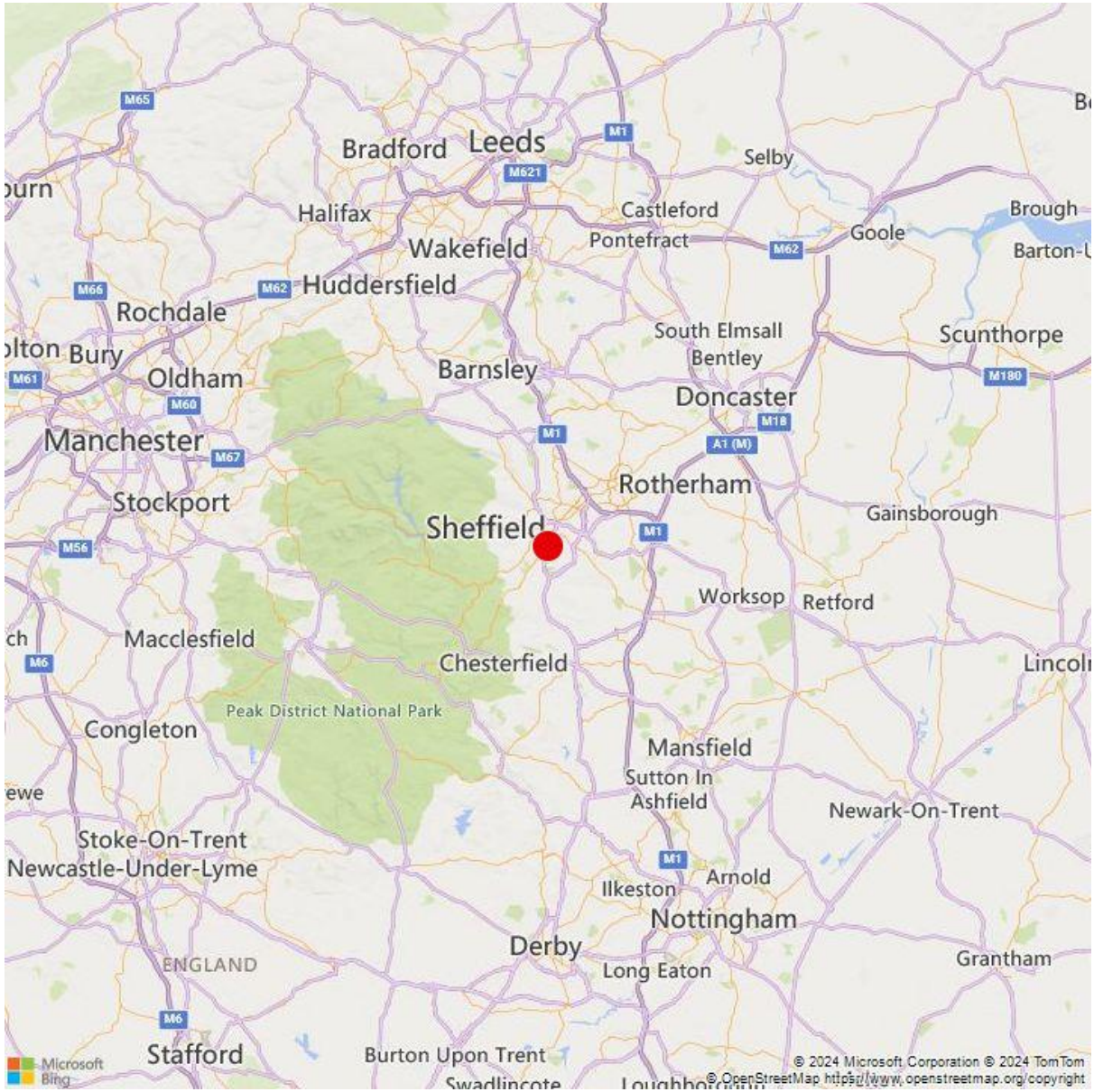
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