

PORTLAND BUSINESS PARK

Richmond Park Road, Handsworth. Sheffield, S13 8HS

TO LET

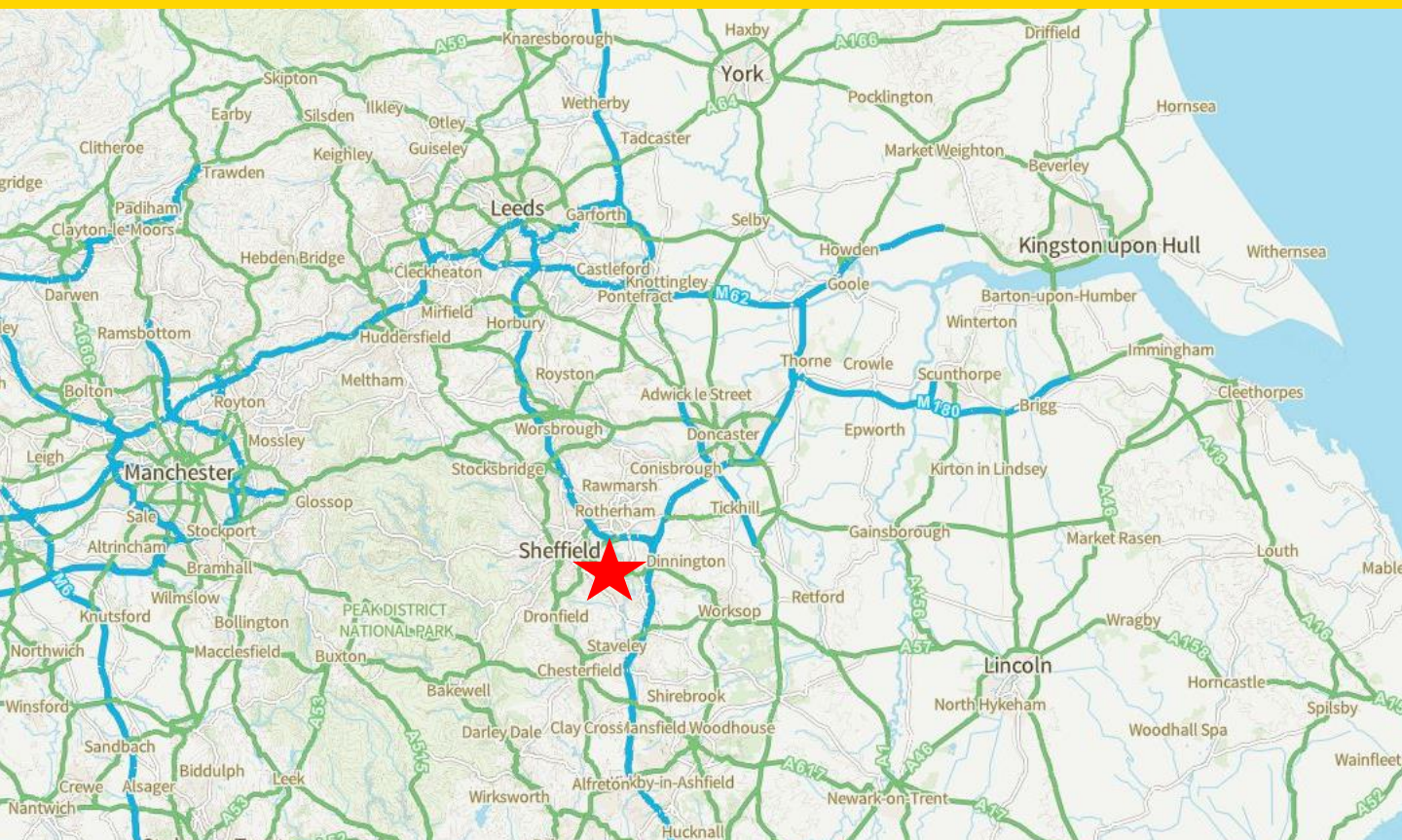
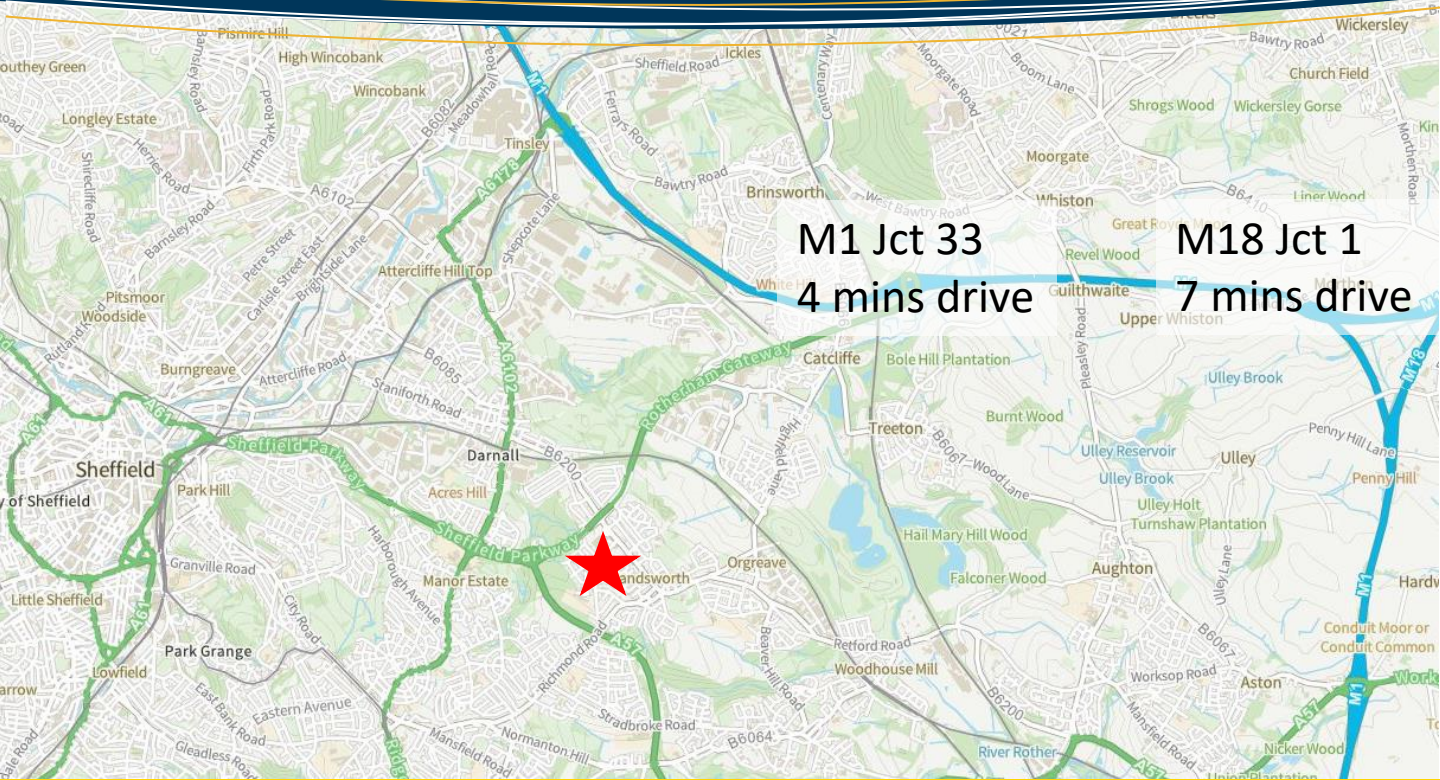


- Roller shutter/double door access
- Single-phase electricity
- LED lighting throughout
- Fence and gated estate with monitored CCTV
- Electric gate access (24/7)
- Communal WC facilities
- On-site parking
- Broadband connectivity
- Long-established well-known Business Park
- Adjacent to Sheffield Parkway

Light Industrial / Workshop Units
118 to 657 sq ft (11 to 61 sq m)

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M1 Junction 33 2 miles / 4 minutes drive
M18 Junction 1 5 miles / 7 minutes drive

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Location

Portland Business Park is a long-established business park prominently located just off Sheffield Parkway (A630) directly behind the Asda supermarket and adjacent to the McDonalds restaurant, approximately 3 miles North-East of Sheffield City Centre. There is excellent access to Junction 33 of the M1 motorway (approximately 2 miles / 5 minutes drive away), and Junction 1 of the M18 motorway (approximately 5 miles / 7 minutes drive away).

Description

Unit 3 is located within the wider estate of 26 warehouse/workshop units. The site is secured around the perimeter by security fencing and accessed by an electric gate with 24/7 access (with keypad access for out of hours). Unit 3 is made up of 9 individual units. The larger units have their own roller shutter access, and the smaller units have double door access. The vacant units range from 118 sq ft to 657 sq ft, with prices from £175 per month depending on size.

Unfortunately, no motor trades / breakers / scrap trades can be accommodated on site.

Energy Performance Certificate (EPC)

The units are to be assessed on completion of the renovations.

Business Rates

The rateable values have not yet been assessed. Parties to satisfy themselves regarding any Business Rates payable. Some units may qualify for Small Rates Relief – Occupiers to ensure they qualify.



Roller shutter or double door access
Single-phase electricity

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Accommodation and Rents

Unit Number	sq ft	sq m	Rent per month (ex VAT)	Lease Details
Unit 3A	581 sq. ft	54 sq. m	£	Occupied
Unit 3B	549 sq. ft	51 sq. m	£	Occupied
Unit 3C	549 sq. ft	51 sq. m	£	Occupied
Unit 3D	549 sq. ft	51 sq. m	£550.00	Vacant
Unit 3E	549 sq. ft	51 sq. m	£	Occupied
Unit 3F	657 sq. ft	61 sq. m	£650.00	Vacant
Unit 3H	118 sq. ft	11 sq. m	£175.00	Vacant
Unit 3I	118 sq. ft	11 sq. m	£175.00	Vacant
Unit 3J	118 sq. ft	11 sq. m	£175.00	Vacant



Fence and gated estate with monitored CCTV
Electric gate access (24/7)

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Services, Buildings Insurance and Service Charge

Each unit benefits from single phase electricity, access to communal WC facilities, and broadband connectivity. The landlord insures the whole estate and charges back tenants based on the unit size. There is no additional Service Charge payable.

VAT

VAT will be charged at the prevailing rate.

Viewing and Further Information

Contact:

Nutwood Property

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David@NutwoodProperty.co.uk

Disclaimer

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