

# PORTLAND BUSINESS PARK

Richmond Park Road, Handsworth. Sheffield, S13 8HS

**TO LET**

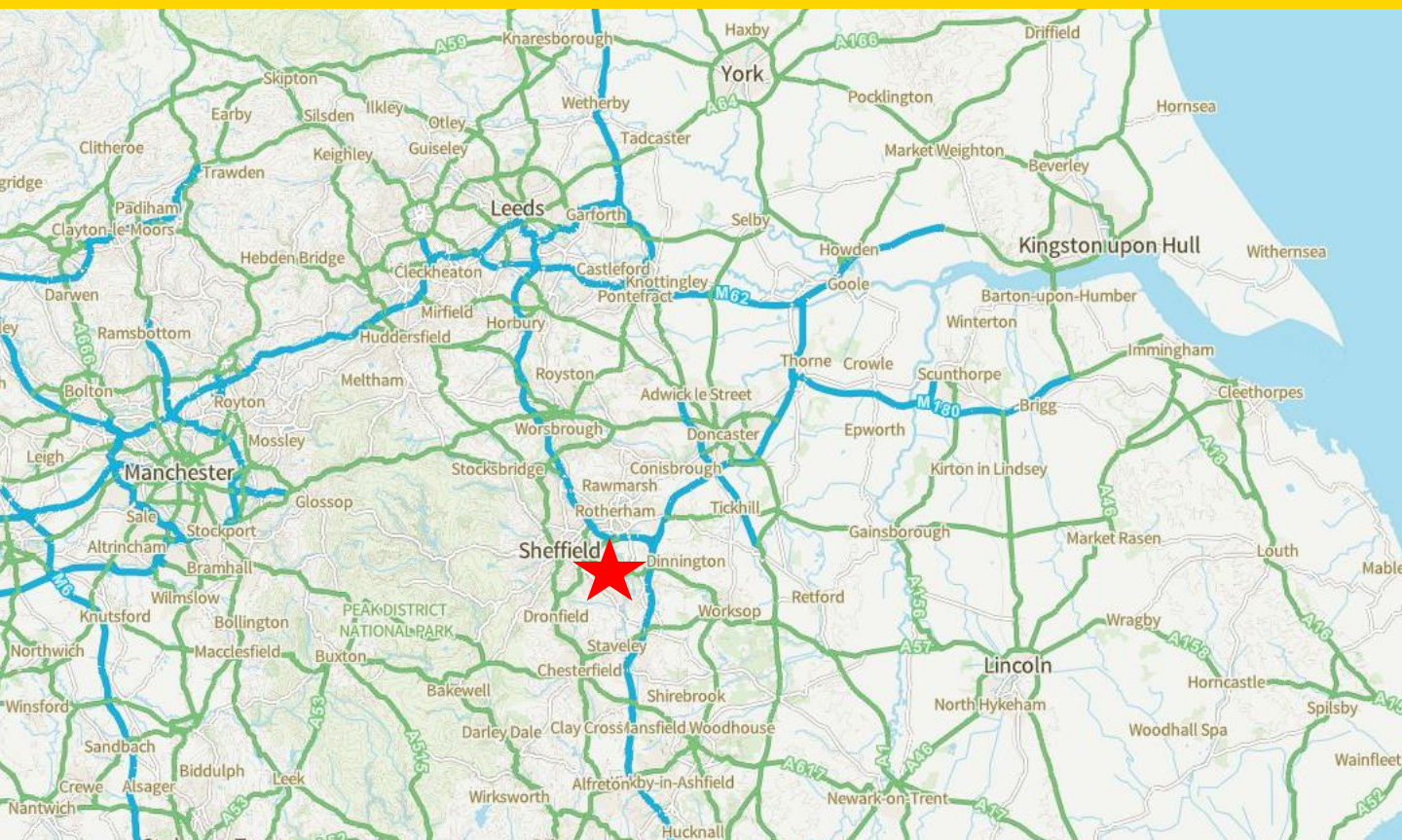
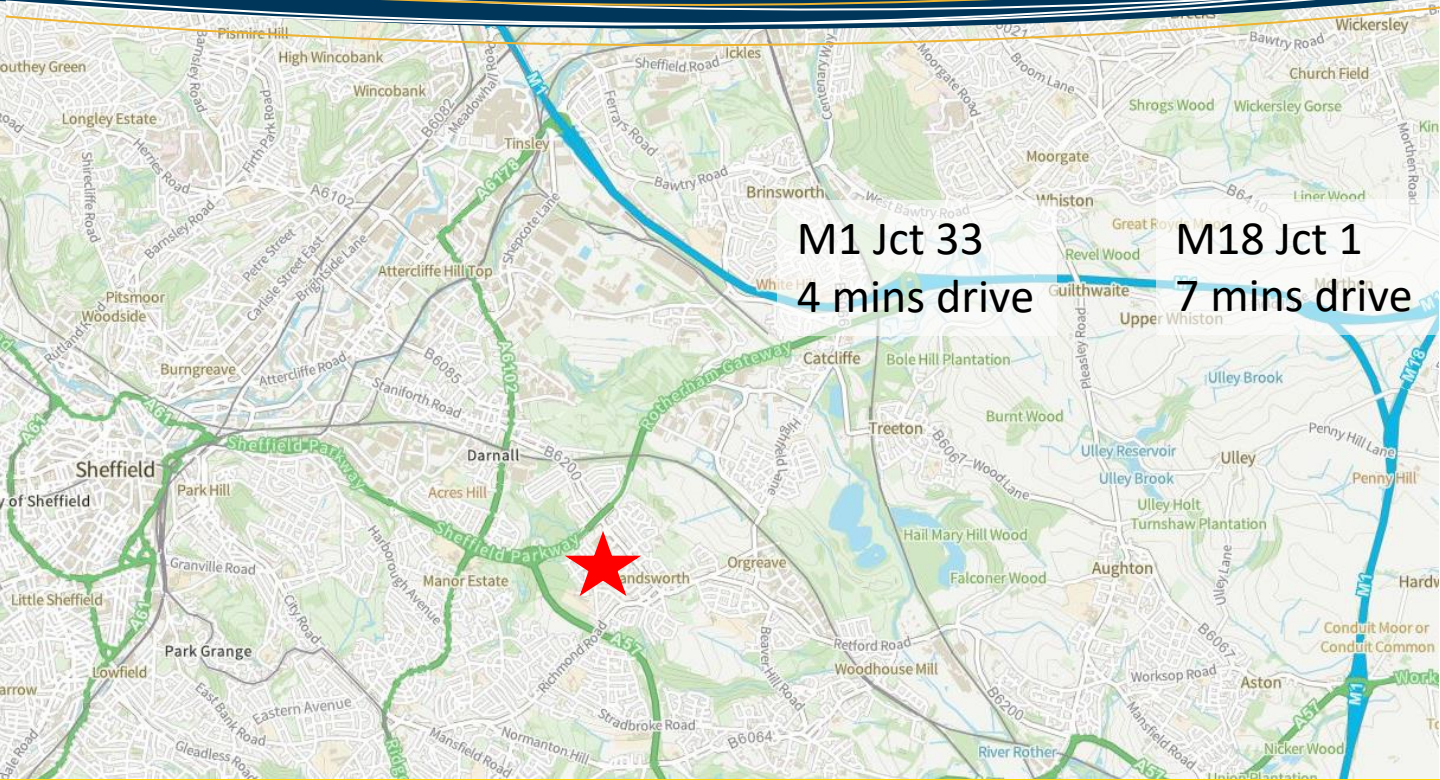


- Roller shutter & pedestrian door access
- Single-phase electricity
- LED lighting throughout
- Fence and gated estate with monitored CCTV
- Electric gate access (24/7)
- Communal WC facilities
- On-site parking
- Broadband connectivity
- Long-established well-known Business Park
- Adjacent to Sheffield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

**Light Industrial / Workshop Units**  
**538 to 1,011 sq ft (50 to 94 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 1D is located within the wider estate of 33 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). The unit has their own roller shutter access, and pedestrian door. No additional Service Charge or Buildings Insurance is payable.

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

## 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 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 1D	1,011 sq. ft	94 sq. m	£1,075	Vacant



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

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## Services, Buildings Insurance and Service Charge

Unit 1D benefits from single phase electricity, access to communal WC facilities, and broadband connectivity. There is no additional Service Charge or Buildings Insurance payable.

## VAT

VAT will be charged at the prevailing rate.

## Viewing and Further Information

Contact:

Nutwood Property

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## Disclaimer

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1. These particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these particulars as to the property(s) are to be relied on as statements or representations of fact. 3. Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Nutwood Property nor any person in its employment has any authority to make or give any representation or warranty whatsoever in relation to the property. 5. None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in safe and working order.

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