



INDUSTRIAL

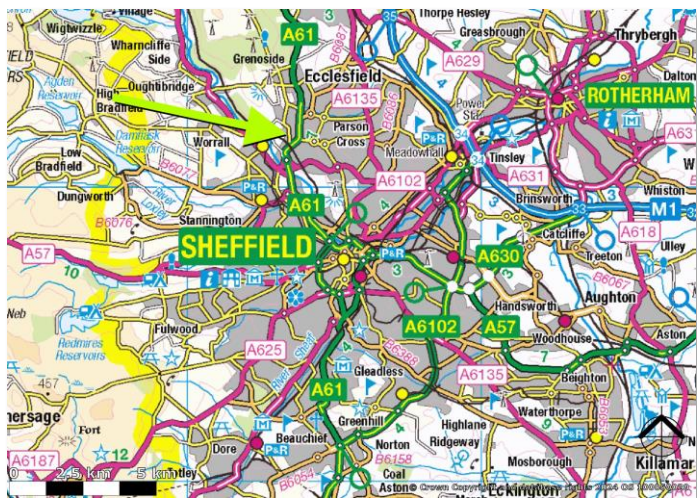
£22,500 P.A.X

Unit 2A Baxter Road
Sheffield
S6 1JF

- 3,627 sq ft (337 sq m)
- Modern refurbished premises
- Excellent access to the A61/Halifax Road
- Extensive first floor offices / storage

LOCATION

The building is accessed from Baxter Road and sits approx. 160 metres from the A61/Halifax Road. The area is well served by public transport and Kilner Way retail park is a 5 minute walk away.



DESCRIPTION

The premises provide modern refurbished well located warehouse/industrial space with first floor offices. There are WC facilities on the ground floor.

- Warehouse height approx. 2.57m
- Up and over door 4.06m wide
- Parking for 4 vehicles plus loading
- Central heating to offices and welfare
- Aircon units in some offices

ACCOMMODATION

DESCRIPTION	(sq.m)	(sq.ft)
Ground Floor GIA	167.57	1,804
First Floor GIA	169.43	1,823
TOTAL	337	3,627

LEASE TERMS

The premises are available on new effective full repairing and insuring lease for a term to be agreed at £22,500 per annum exclusive.

BUSINESS RATES

The property has a current rateable value of £15,500.

The amount payable is calculated using the appropriate UBR and applying any reliefs.

For further info please visit:

<https://www.gov.uk/calculate-your-business-rates>

VAT AND COSTS

Each party is to be responsible for their own costs. VAT will be payable on the rent and other charges.

EPC RATING - C

A full copy of the EPC is available to download from our website.

MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, the source of funding and identification will need to be provided by the successful tenant. We will undertake a search with a Credit Reference Agency for the purposes of verifying the identity provided. For further information please contact the agents.

VIEWING ARRANGEMENTS

For further information or to arrange a viewing please contact the joint agents

Renshaw Chartered Surveyors

Surveyor: **Philip Dorman**

Tel: 0114 299 2518

Email philip@rensurveyors.co.uk

DISCLAIMER

July 2024

These particulars are believed to be correct, however, their accuracy is not guaranteed, and you should make your own enquiries to verify the information herein. They do not form any part of any contract.



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Chesterfield 01246 886416

Sheffield 01142 992518

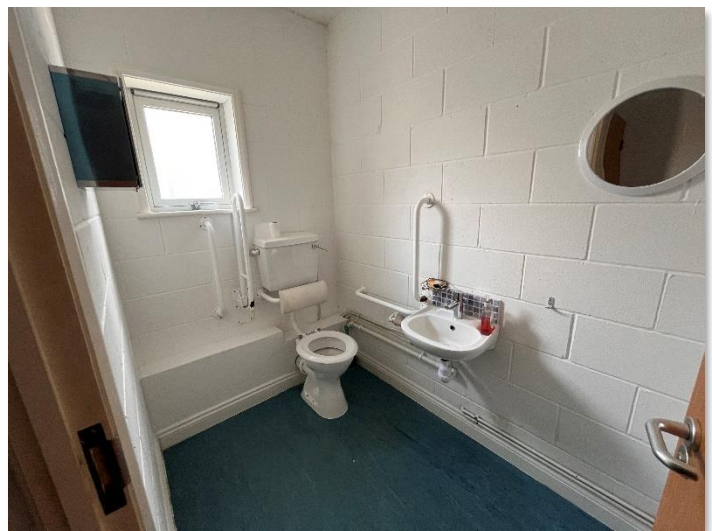
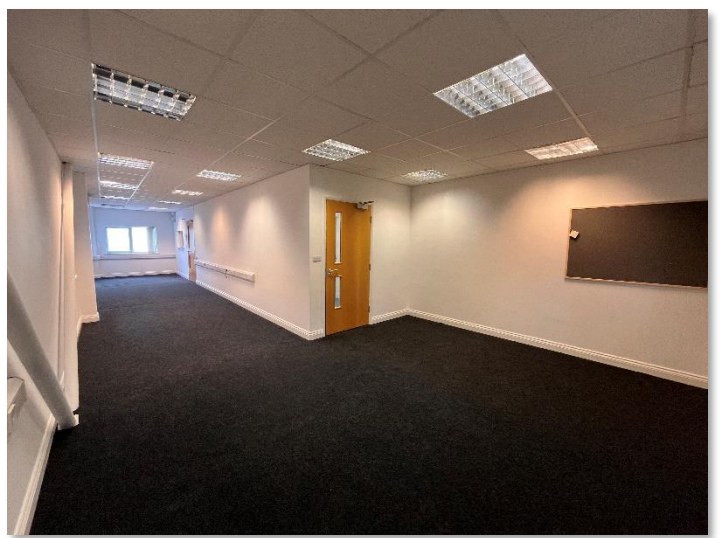
Bakewell 01629 888268

Unit 7,

Dunston Innovation Centre,

Dunston Lane,

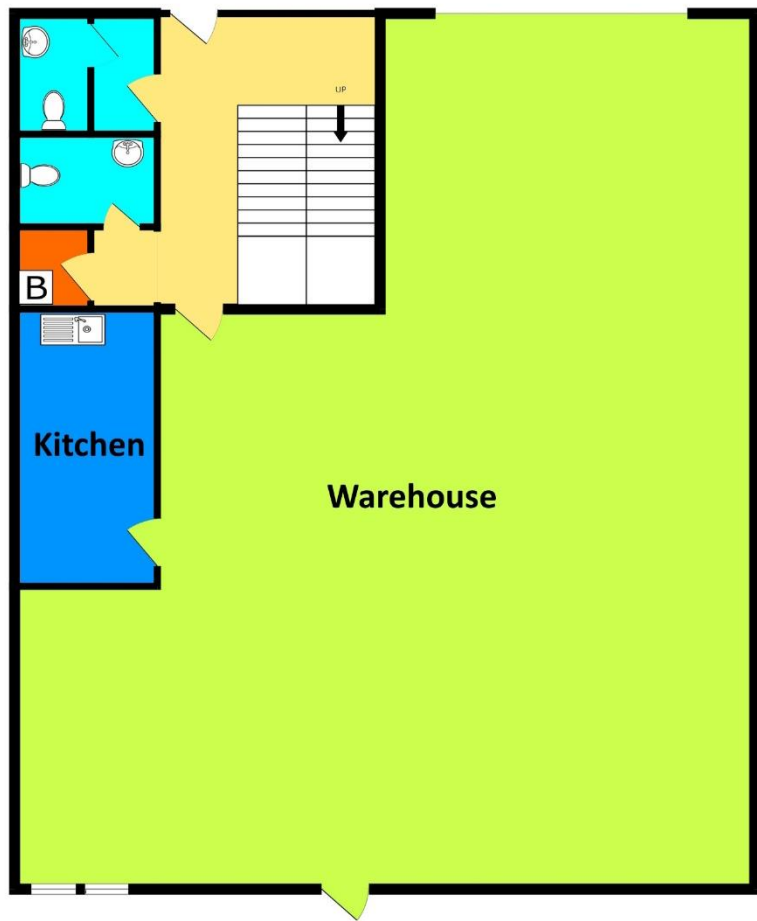
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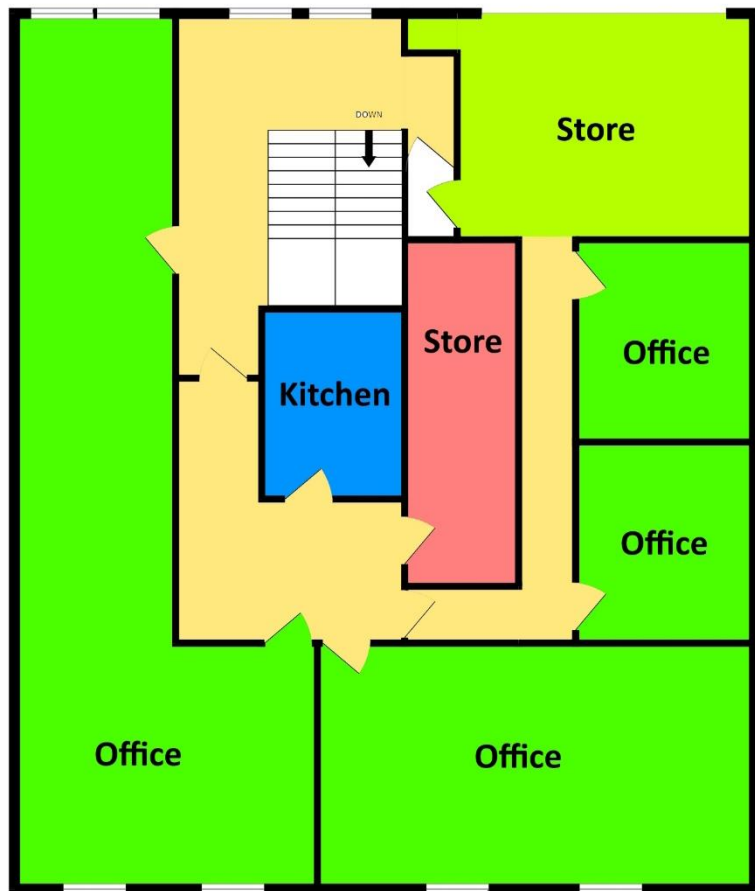
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Ground Floor - For indication only



First Floor - For indication only



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