

To Let – Industrial/Warehouse Units

**Units 10 & 11 Attercliffe Common Industrial Estate,
Fell Road, Sheffield, S9 2AL**



Soon to be Vacated - Preliminary Details

Adjacent Industrial/Warehouse Units

Unit 10 – 2,351 sq ft

Unit 11 – 1,536 sq ft

- Open plan industrial type units
- Excellent location off Attercliffe Road (A6178)
- In a sought after industrial & business area
- Adjacent to the Olympic Legacy Park and circa 1.25 miles from J34 M1

LOCATION

Attercliffe Common Industrial Estate occupies an excellent location fronting onto Attercliffe Road (A6178) in the Don Valley Area of Sheffield.

It is in the heart of Sheffield's traditional steel and engineering area with many industrial and commercial businesses in the surrounding area.

Adjacent is the Sheffield Olympic Legacy Park and Attercliffe Police Station. Whilst close by is the English Institute of Sport, Ice Sheffield and the Utilita Arena.

DESCRIPTION

The property comprises two adjacent industrial/warehouse units each providing open plan space with a roller shutter door and a parking and loading apron to the front.

FLOOR AREAS

The accommodation comprises the following floor areas:

Accommodation	SqM	SqFt
Unit 10	218.41	2,351
Unit 11	142.69	1,536
	361.10	3,887

EPC

We understand that the units have EPC Ratings of D. Full copies available on request

RATEABLE VALUE

The units have the following assessments in the Rating List:

Unit 10	Warehouse & Premises	RV £14,750
Unit 11	Warehouse & Premises	RV £10,250

TENURE

Available to let on terms to be agreed

RENT

£8.50 sq ft

ANTI MONEY LAUNDERING

Interested parties will be required to comply with anti money laundering legislation.

LEGAL COSTS

Each party to be responsible for their own costs incurred in the transaction.

VIEWING

For further information, or to arrange a viewing, please contact:

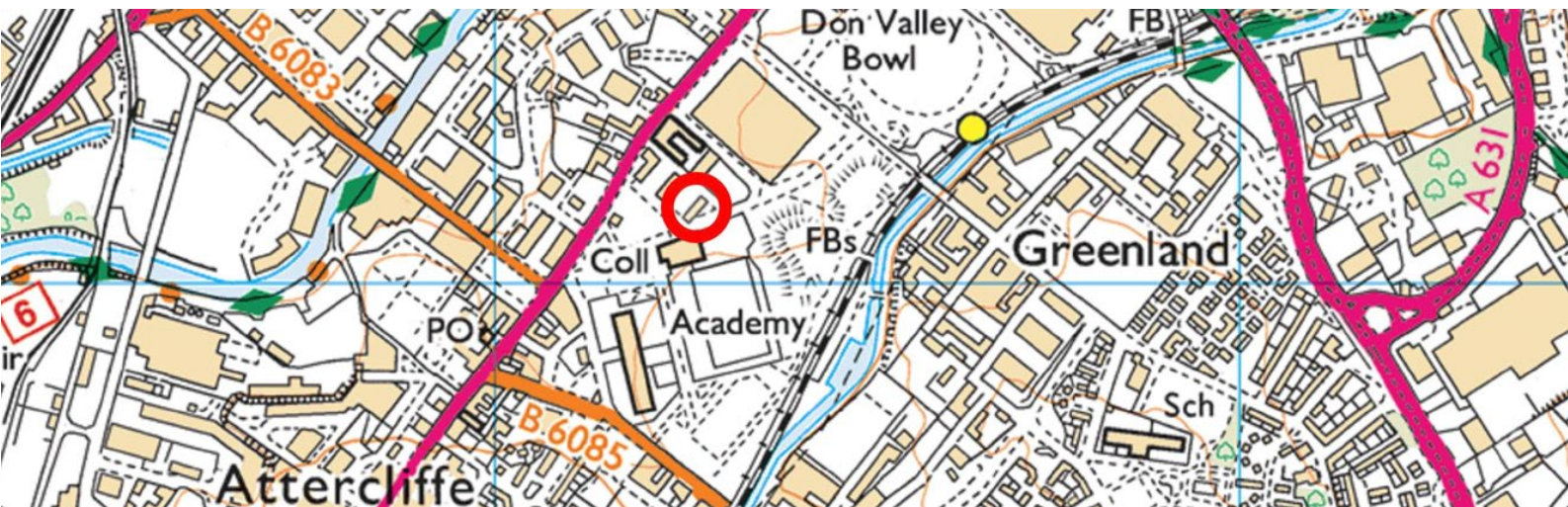
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**Fowler
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