



Refurbished Industrial Units Size 2,335 – 4,672 sq ft (217-434 sq m)

- Excellent Transport Links to J34 of the M1
- Available Individually or Combined
- Soon to be Refurbished

Refurbished Industrial Units – To Let

Size 2,335 – 4,672 sq ft (217-434 sq m)

Location

The property is located approximately 4 miles to the north of Sheffield City Centre. Junction 34 of the M1 motorway is located approximately ¾ mile to the north east of the subject property. The estate fronts Shepcote Lane (A631) which links the location with Junction 34 and beyond to the ring road (A630).

Description

The estate is arranged over two terraces with a central yard area. Units 11 & 13 are available either individually or as a double unit. The units are to undergo a refurbishment and will benefit from full height shutter access and parking/yard

Accommodation

From the measurements taken on site we understand that the property benefits from the following gross internal area:-

Description	Sq ft	Sq m
Unit 11	2,335	217
Unit 13	2,337	217
TOTAL – Combined	4,672	434

Terms

The units are available by way of a new lease on FRI terms. Quoting terms on application.

Legal Costs

Each party to bear their own legal costs incurred in any transaction.

VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.

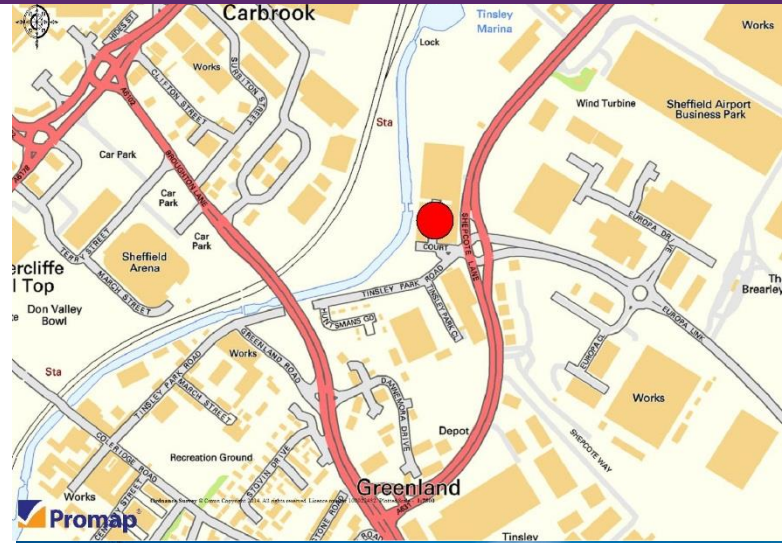
EPC Rating

These are available upon request.

Rateable Value

Unit 11 is designated as “Warehouse and Premises” with a rateable value of £8,600.

Unit 13 is designated as “Warehouse and Premises” with a rateable value of £8,600.



Further Information

For further information please contact the sole agent's CPP.

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Date of Particulars

January 2018



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