

**Available Now
Complete Sep 2018**



New Industrial/Business Units

**Units A – H, Winston Business Park, Churchill Way,
Sheffield, S35 2PY**

To Let

- Units of 3,609 – 4,140 sq. ft. (335.3 – 384.6m²).
- Units can be combined to offer up to 12,420 sq. ft. (1,154m²)
- New high quality industrial development
- Optional fitted office accommodation and mezzanine
- Easy access to Junction 35a & 36 M1
- Dedicated parking and shared loading areas

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Location

The development is situated fronting onto Churchill Way, which is accessed off Thorncliffe Road and in turn provides immediate access to Junctions 35a and 36 of the M1 motorway.

The surrounding area is an established commercial location. Junction 35a Business Park is a modern development and comprises a mixture of office and industrial premises where occupiers include South Yorkshire Police, Britglass and Linbrook Services. Furthermore, it adjoins the established Thorncliffe Business Park, which is one of the region's largest out of town business parks, again, home to a mixture of office and industrial occupiers.

Description

The development will comprise eight units of 3,044 – 4,140 sq. ft.

Units can be combined to accommodate larger requirements.

Accommodation will be finished to a specification to include:

- Planning consent for B1(C) and B8 use.
- Steel frame construction with clad elevations.
- Office accommodation with personal entrance.
- Full height roller shutter loading access to the warehouse.
- Connection to all main services.
- Dedicated parking with shared loading.

Accommodation & Terms

The accommodation is available to let by way of a new lease on terms to be agreed.

Block	Unit	Ground Floor Warehouse Sq. Ft	Optional 1 st Floor Mez Sq. Ft	Total GIA Sq. Ft
A	A		Occupied	
B	B	3,044	565.0	3,609
B	C	3,044	565.0	3,609
B	D	3,044	565.0	3,609
B	E	3,044	565.0	3,609
C	F	3,337	803.0	4,140
C	G	3,337	803.0	4,140
C	H	3,337	803.0	4,140

Rent

Rents on application.

VAT

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

Business Rates

The premises will be assessed for rating purposes following practical completion.

EPC

Available on completion.

Important Notice

- 1. Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
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Legal Costs

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

Viewing & Further Information

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