



## High Quality Industrial/Warehouse Unit Size 13,270 sq ft (1,233 sq m)

- Established Industrial Location close to M1 (J35)
- Ground and First Floor Offices/Showroom
- Available Immediately

# High Quality Industrial/Warehouse Unit

## Size 13,270 sq ft (1,233 sq m)

### Location

Hydra Business Park is an established business park with a variety of uses including showrooms, warehousing, offices and distribution. The site is ideally located with access to Junction 35 of the M1 approximately 1 mile away.

The property is located within 9 miles of Sheffield City Centre and approximately 10 miles south of Barnsley Town centre.

The Business Park is situated close to J35 of the M1 Motorway and in close proximity to the newly developed Smithywood Business Park. Unit 2 offers prominence along Nether Lane, which is a main route leading to Junction 35 of the M1.

### Description

The property comprises a detached modern warehouse unit with two story office/showroom section. The unit provides a generous parking provision to the front of the unit and large open yard leading from the loading area.

Access to the unit is via a loading door with a separate access leading to the reception and office section of the building.

The unit provides prominence along Nether Lane.

### Accommodation

From the measurements provided we understand that the property benefits from the following gross internal area:-

Description	Sq ft	Sq m
Warehouse	10,588	984
Offices & Showroom	2,682	249
<b>TOTAL</b>	<b>13,270</b>	<b>1,233</b>

### Legal Costs

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

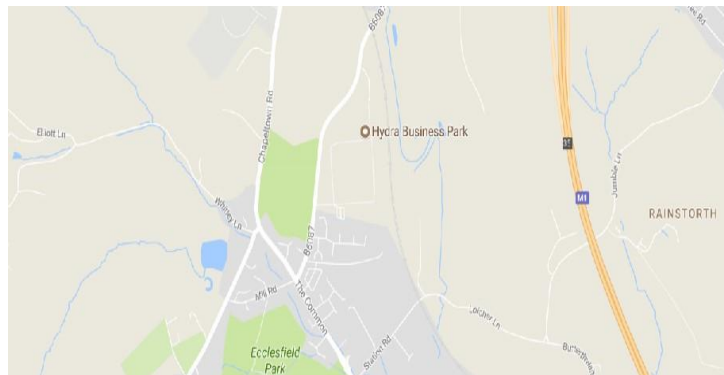
### VAT

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

### Terms

The property is available by way of a new lease on FRI terms.

Quoting price **£70,000 per annum** (£5.27 per sq ft)



### EPC Rating

A full EPC is available upon request.

### Rateable Value

Listed as Workshop & Premises with an RV £59,500.

The estimated rates payable for 2018/2019 **£29,335** based on 49.3p in the £.

### Further Information

For further information please contact the below,

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### Date of Particulars

January 2019



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