

Industrial/Warehouse Accommodation



Unit 21

Thornccliffe Business Park,
Sheffield, S35 2PH

To Let
3,409 sq m (36,699 sq ft)

- Good quality industrial/warehouse property
- Good power supply
- Excellent access to Sheffield city centre and the M1 Motorway at Junctions 35, 35A and 36
- 24 hour security

thornccliffe-park.co.uk

Location

The premises are located on the highly successful Thorncliffe Business Park, which is home to a number of well known companies such as Balfour Beatty, Plumb Centre, B Braun and Distinctive Doors.

Thorncliffe Business Park offers excellent access to Sheffield city centre, Barnsley town centre and the M1 Motorway at Junctions 35, 35A and 36. Thorncliffe Business Park is accessed directly off Thorncliffe Road via the A616 to the North and Station Road (A6135) to the South.

Description

The premises comprise a good quality industrial/warehouse unit providing the following specification:

- Eaves height of 5.7m
- 50 Kn/sq m floor loading
- Fitted office accommodation
- Connection to all mains services
- WCs and shower facility
- 24/7 security
- Loading yard
- Canteen facility
- Dedicated car parking

Accommodation

From the measurements provided we understand that the accommodation provides the following gross internal floor areas:

	sq m	sq ft
Warehouse	2,942.7	31,675
Office	169.3	1,823
Canteen	152.8	1,645
Mezzanine	144.5	1,556
Total	3,409.3	36,699

Terms

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

Rent

The quoting rent is £3.95 per sq ft per annum exclusive.

Estate Charge

There is an estate charge payable to cover maintenance of common areas and 24 hour security.

EPC

Available on request

Business Rates

The premises have a rateable value of £88,500. For 2015/16 are 49.7 pence in the pound.

Legal Costs

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

Contacts:



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Subject to contract Disclaimer: December 2016

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