

# TO LET.



**Modern Industrial / Warehouse Unit - 4,307 sq. ft (418.8 sq m).**  
*Unit 2, Shepcote Enterprise Centre, Europa Drive, Sheffield, S9 1XT.*

# Location.

The premises are located on the established Shepcote Enterprise Centre Ideally located within the Don Valley area of Sheffield, easily accessible to both Junction 34 and Junction 33 of the M1 motorway.

Shepcote Enterprise Centre is accessed via Europa Drive which in turn links with Europa Link and Subsequently Shepcote Lane which provides access to J34 M1 1.4 miles away. J33 is also easily accessible via Europa Link. Nearby occupiers include Parfetts Cash and Carry and Volkswagen.

# Description.

The premises comprise a mid terraced industrial unit of steel framed construction finished to a modern specification to include

- Clear internal height of 6m
- Full height roller shutter loading door
- High bay lighting to part of the warehouse
- Gas fired blow heating
- Fitted warehouse office
- WC's and Kitchen Facility
- Good sized loading areas
- 5 allocated car parking spaces
- Mezzanine with integrated racking and lighting in situ, which will be removed if not required.

# Accommodation.

From the measurements taken on site, we understand that the property comprises the following net internal area:

Description	Sq. ft.	Sq. m.
Unit 2	418.81	4,307

# Terms.

The premises are available to let by way of assignment or sub-lease of our clients lease expiring 28<sup>th</sup> September 2022.

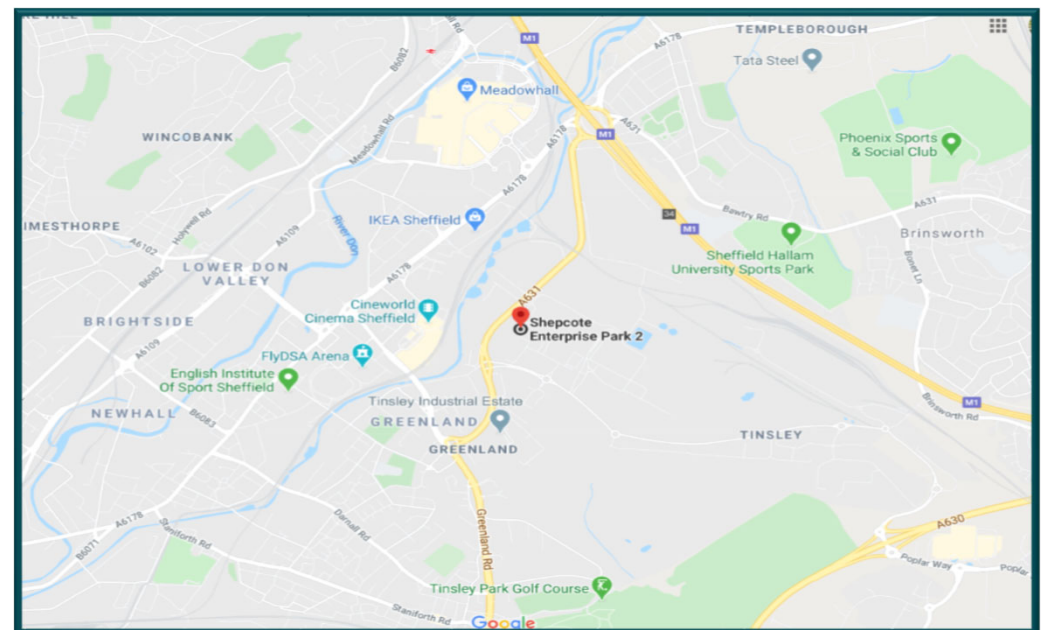
# Rent.

The passing rent is £23,750 per annum exclusive.

# Rateable Value.

The property has a rateable value of £21,750. Rates payable for 2020/21 are 49.9p in the £

Interested parties should verify the rates payable with the local rating office.



Subject to Contract.



## Service Charge.

There will be a service charge payable to contribute to the overall maintenance of the common areas within the estate.

## Due Diligence.

Interested parties will be requested to provide the agent with company information to comply with anti money laundering legislation.

## EPC.

A full copy of the EPC report is available upon request.

## Legal Costs.

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

## VAT.

All figures quoted are exclusive of VAT at the prevailing rate, where applicable.



# Contact.



For further information, or to arrange a viewing, please contact sole agents Knight Frank.

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Particulars dated June 2020. Photographs dated May 2020.

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