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### Industrial / Warehouse Accommodation

Unit 12, Newhall Road Industrial Estate, Sanderson Street, Sheffield, S9 2TW

To Let

- 909 sq ft (84.45 sq m)
- Established industrial location
- Generous shared yard area
- Immediately available
- Good quality fitted office accommodation

**0114 2729750**

Fountain Precinct, 7<sup>th</sup> Floor Balm Green, Sheffield, S1 2JA  
email: [sheffield@knightfrank.com](mailto:sheffield@knightfrank.com)

## Location

The property is situated to the north east of Sheffield City Centre on Sanderson Street, which is accessed from Brightside Lane. The surrounding area is an established industrial location, home to a variety of industrial and manufacturing occupiers.

The property lies within close proximity to Sheffield city centre, and further benefits from excellent links to junction 34 of the M1 motorway.

## Description

The property is situated within a terraced block which is of steel frame construction with brick/block work elevations at low level and insulated profile steel sheet cladding above.

Loading to the property is provided by a roller shutter loading door and a separate personnel door. Externally, the property sits within a large shared yard area which is bounded by a steel palisade security fence.

Internally, the warehouse accommodation is fitted to a good specification benefitting from high bay lighting to the main warehouse area which benefits from an eaves height of 4.2m.

## Availability

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

The quoting rent for the space is £7,000 per annum. Exclusive of VAT.

## EPC

Available on request

## Business Rates

We understand the whole property has been assessed with a Rateable Value of £4,950.

Interested parties are advised to make their own enquiries with the local valuation office to determine the exact payable figure.

## Service Charge

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

## VAT

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

## Legal Costs

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

## Viewing & Further Information

For further information/viewing please contact the joint agents:

### **Knight Frank**

Ben White

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Tel: 0114 272 9750

### **Commercial Property Partners**

Roger Haworth – 0114 273 8857

Brochure: June 2019

Photographs: April 2016

## Important Notice

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