



Industrial / Warehouse Premises

404 Petre Street, Sheffield, S4 8LU

To Let

- Comprising a total of 9,657 sq ft (897.51 sq m)
- Well located in an established industrial location
- Easy access to A61 Sheffield Ring Road and Junction 34 of the M1 Motorway
- Immediately available on a new FRI lease

0114 272 9750

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Location

The property is located fronting Petre Street within a well-known established industrial location in Newhall fronting onto Petre Street, within the Don Valley area of Sheffield.

The site is easily accessible to Junction 34 of the M1 Motorway via Brightside Lane approximately 2.5 miles North East and also into Sheffield City Centre.

The surrounding area is an established commercial location, home to a mixture of industrial occupiers.

Description

The property provides a mid-terraced warehouse of steel portal frame construction having brick built elevations, under a pitched roof.

Access is provided via a pedestrian door and full height ground loading roller shutter door to one side, with a width of 4m.

Internally, the property is open plan, having a small office / kitchen and WC provisions.

Externally, there is a small amount of car parking and access for loading.

Accommodation

From the measurements taken on site, we understand the property provides the following Gross Internal Area (GIA):

9,657 sq ft (897.51 sq m)

Terms

The property is available to let by way of a new lease on terms to be agreed at a quoting rent of £4.00 per sq ft per annum exclusive.

Energy Performance Certificate

The property has an EPC Rating of B48.

Business Rates

The property has the following Rateable Value:

£18,750.

Interested parties should seek advice from the local Rating Department to confirm the rates payable.

VAT

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

Viewing & Further Information

Please contact sole agents:

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Brochure: 31 January 2019
Photograph: 30 January 2019

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