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Two Storey Business Unit

33 Long Acre Close, Holbrook, Sheffield, S20 3FR

For Sale / To Let

- Two storey unit benefiting from ground floor warehouse and first floor offices
- Comprising 181 square metres (1,946 sq ft)
- Located on established industrial estate towards the south-east of Sheffield
- Purchase price - £147,500 plus VAT **NOW REDUCED TO £130,000 plus VAT**
- To let on a new lease at £9,000 per annum exclusive

0114 2729750

Fountain Precinct, 7th Floor Balm Green, Sheffield, S1 2JA
email: sheffield@knightfrank.com

Location

Long Acre Close is situated on the Holbrook Industrial Estate towards the south-east of Sheffield.

The Holbrook Estate is a well established business and industrial estate which provides easy access to the neighbouring residential areas of Mosborough and Halfway, with easy access to the motorway network via either Junctions 30 or 31.

Description

Long Acre Close is a modern industrial estate with units arranged around a common yard/car parking area.

Unit 33 is situated on the top level of the estate and benefits from a corner position.

Access to the unit is gained via a full height roller shutter door which provides access into the warehouse area. There is also a separate access door which leads into a small ground floor lobby with stairs leading to the first floor office.

Accommodation

From the measurements taken on site we understand that the property benefits from the following gross internal area:-

Description	Sq M	Sq Ft
Ground Floor Warehouse	92	985
First Floor	89	960

Office		
Total	181	1,946

Price

The property is available to purchase at a price of £147,500 plus VAT.

Or available to rent by way of a new lease at £9,000 per annum exclusive.

Costs

Each party to bear their own costs incurred in the completion of this transaction.

Further Information/Viewing

Tim Bottrill
Knight Frank
0114 2729750
tim.bottrill@knightfrank.com

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