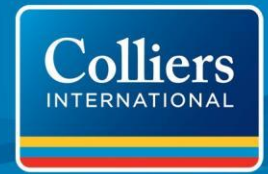


Industrial Units adjacent to the M1 Motorway and Meadowhall Shopping Centre



CONTACT US

Strictly by prior appointment
with Colliers International, through:

Henry Watson
Logistics & Industrial
+44 113 200 1816
Henry.Watson@colliers.com

Property Ref: **19366**

M1 Distribution Centre, Vulcan Road, Sheffield, S9 1EW

- Flexible lease units
- Excellent location adjacent to Junction 34 of the M1 motorway
- Prominent location on approach route to Meadowhall Shopping Centre
- Includes Office/Reception areas
- Units can be combined to provide larger units
- Secure yard area available
- Recently fully refurbished

**Units from 7,002 Sq Ft (650.51 Sq M)
to 65,864 Sq Ft (6118.97 Sq M)**

Colliers International
1 Broad Gate
The Headrow
Leeds LS1 8EQ
+44 (0) 113 200 1800

www.colliers.com/uk/industrial

M1 Distribution Centre, Vulcan Road, Sheffield, S9 1EW

LOCATION

The M1 Distribution Centre is situated immediately adjacent to the Meadowhall Shopping Centre, just off Junction 34 of the M1, providing excellent access to the national road network. The property also benefits from being located only 3 miles from Sheffield City Centre and lies close to the Tinsley Supertram stop which links with the City Centre.

DESCRIPTION

Each unit comprises a single bay warehouse of steel portal frame construction with brick/blockwork walls and profile metal cladding to the elevations. Office accommodation is also incorporated in some units.

KEY FEATURES

Each unit benefits from electrically operated roller shutter doors and separate pedestrian entrance. Units have an eaves height of between 4.5m and 5m.

Internally the unit benefits from a mixture of sodium lighting and florescent strip lights, solid concrete floors and externally has a loading yard and car parking area to the front.

Secure yard areas are also available.

RATEABLE VALUE

Interested parties should contact Sheffield City Council Business Rates Department on (0114) 273 4318 to verify rateable values.

LEASE TERMS

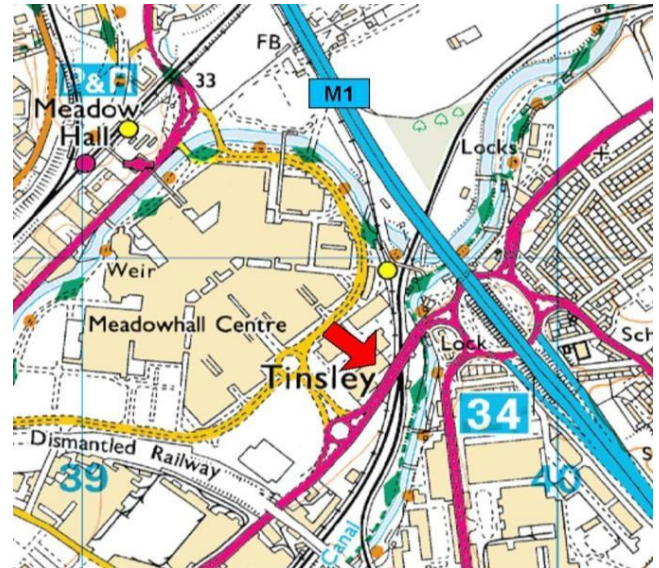
The premises are available by way of a new FRI Lease at a quoting rent of £4.95 per sq ft.

LEGAL COSTS

Each party is to be responsible for their own legal costs associated with this transaction.

FLOOR AREAS

The attached schedule details the current availability.



CONTACT

For further information, please contact Colliers International:

Henry Watson

Tel: 0113 200 1816

Henry.Watson@colliers.com

**SUBJECT TO CONTRACT
SEPTEMBER 2017**

M1 Distribution Centre, Vulcan Road, Sheffield, S9 1EW

AVAILABILITY SCHEDULE

The units provide the following approximate gross internal floor areas:

	WAREHOUSE	GROUND FLOOR OFFICES	FIRST FLOOR OFFICES	TOTAL
UNIT 2	11,733 Sq Ft (1,090.12 Sq M)	- -	- -	11,733 Sq Ft (1,090.12 Sq M)
UNIT 7	7,007 Sq Ft (650.97 Sq M)	- -	- -	7,007 Sq Ft (650.97 Sq M)
UNIT 8	7,002 Sq Ft (650.51 Sq M)	- -	- -	7,002 Sq Ft (650.51 Sq M)
UNIT 9	14,952 Sq Ft (1389.08 Sq M)	- -	- -	14,952 Sq Ft (1389.08 Sq M)
UNIT 12	14,243 Sq Ft (1,323.22 Sq M)	952 Sq Ft (88.44 Sq M)	952 Sq Ft (88.44 Sq M)	16,147 Sq Ft (1,500.10 Sq M)
UNIT 14	14,687 Sq Ft (1,364.47 Sq M)	3,166 Sq Ft (294.13 Sq M)	2,903 Sq Ft (269.70 Sq M)	20,756 Sq Ft (1,928.30 Sq M)

Misrepresentation Act

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