

TO LET.



Available March 2022.



Refurbished Industrial / Warehouse Accommodation Ranging from 4,864 – 25,125 Sq Ft

Orgreave Way, Sheffield, S13 9LS.

Location.

Orgreave Way is situated approximately 4 miles to the East of Sheffield and provides good access to the M1 at Junction 30. The location is home to a number of established businesses such as DVSA, Rooflights & Glazing UK, Tidyco Auto Electrical (Sheffield), Harris Trucking Storage, Hodge Clemco Ltd and Eurosafe Solutions Limited.

Description.

The units are currently undergoing an extensive refurbishment programme which is set to reach practical completion in March 2022. In summary the units will provide the following:

- Steel Frame Portal
- Good sized shared loading yard
- Dedicated car parking spaces
- Full height rolling shutter doors
- LED fitted lighting
- Connections to all mains services
- Unit 4 benefits from a secure yard
- Fitted offices and welfare facilities in some offices

Terms.

Units available by way of a new lease on terms to be agreed.

Legal Costs.

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

Accommodation.

For the measurements provided, we understand that the accommodation provides the following gross internal area:

Description	Sq M	Sq Ft	Rent (psf)
Unit 1	2335	25,125	£5.25
Unit 2	452	4,864	£5.75
Unit 3	483	5,197	£5.75
Unit 4	1,056	11,363	£5.50

EPC.

The EPC rating for the property is D.

VAT.

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

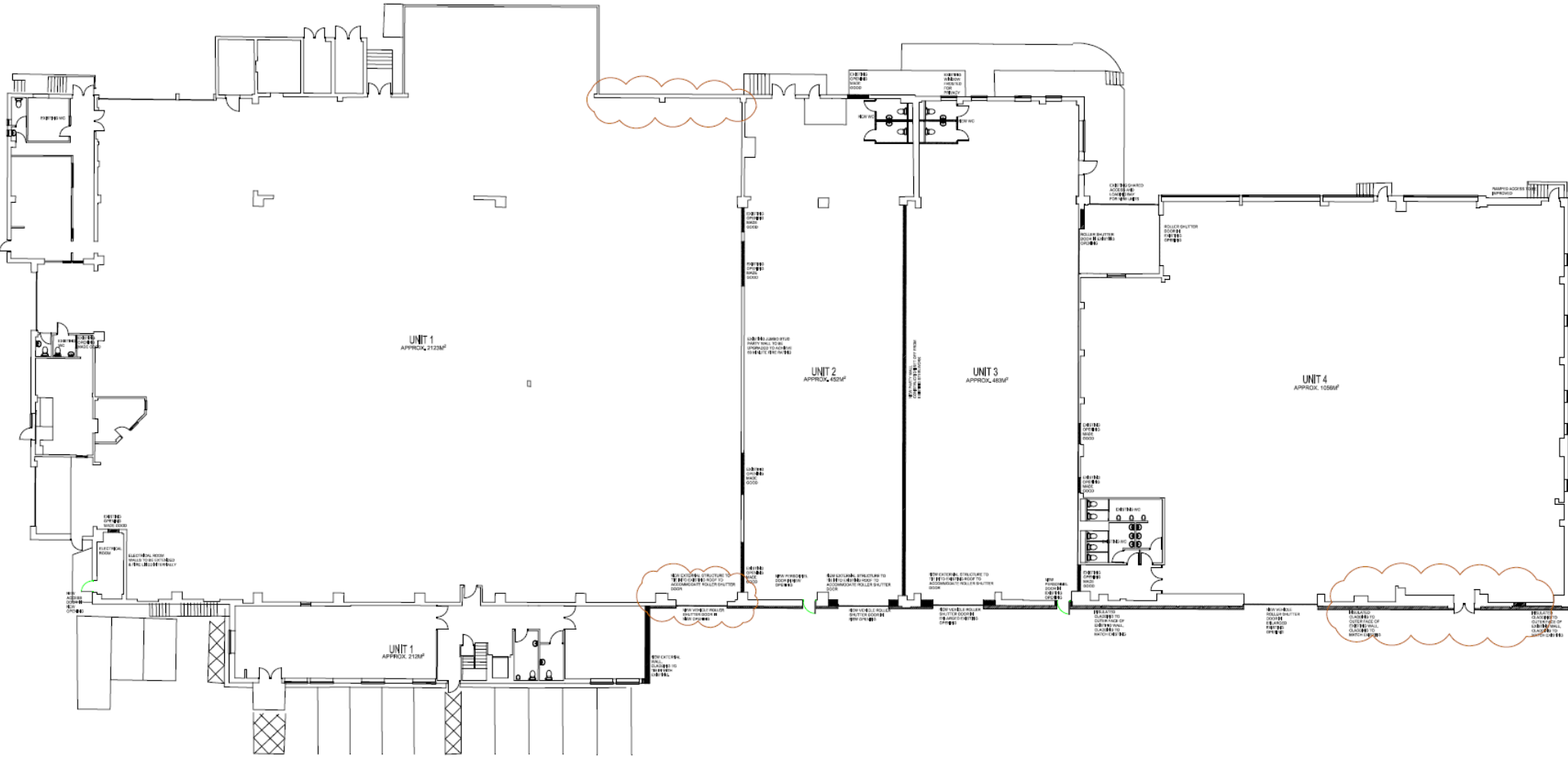
Rateable Value.

The premises are due to be reassessed following the refurbishment

Rates payable for 2020/21 are 49.9p in the £. Interested parties should verify this with the local Valuation Office Agency

Subject to Contract.

Ground Floor Plans.



Contact.



For further information, or to arrange a viewing, please contact agents Knight Frank or our joint agent Eddisons.

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Particulars dated October 2021. Photographs dated October 2021.

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