

**To Let**

**Trade Counter / Industrial Unit**

## **Trade Counter Unit Available**

**33 Worksop Road, Attercliffe, Sheffield, S9 3TG**



- 5,796 Sq Ft (538.46 Sq M)
- Main Road Prominence
- Recently Refurbished Trade Counter Unit
- Excellent Road Networks

# 33 Worksof Road, Attercliffe, Sheffield, S9 3TG

## Location



The site lies approximately one mile north east of Sheffield City Centre, and two miles south west of Junction 34 of the M1 Motorway. The premises has a main road prominent frontage to Worksof Road (B6085), close to the Don Valley Stadium at Attercliffe, Sheffield. The property is a short distance from Attercliffe Road, which is a main arterial route into Sheffield City Centre from Junction 34.

The property provides excellent road links to Junction 34 and the motorway network beyond as well as Sheffield City Centre.

## Description

The trade counter unit has recently undergone a total refurbishment and comprises a steel portal framed unit with trade counter office and warehouse sections within. The trade counter section is accessed via the main road elevation with further access to the warehouse section via the roller shutter door entrance at the rear of the unit.

Also associated with the property is a section of land adjoining the building that is hard standing, secured and fenced.

The premises benefit from the following facilities/specification:-

- Main road frontage
- Roller shutter door entrance measuring 4.2m by 3.8m
- Established business location
- Excellent transport links
- Trade counter oppportunity
- Secured yard area
- Eaves height of 4.5m

## Accommodation

From measurements taken on site and in accordance with the RICS Code of Measuring Practice (6th Edition) we calculate the following gross internal floor areas:-

Accommodation	Sq Ft	Sq M
Warehouse/Production Area	4,625	429
Trade Counter Area	1,170	108
Total	5,796	538

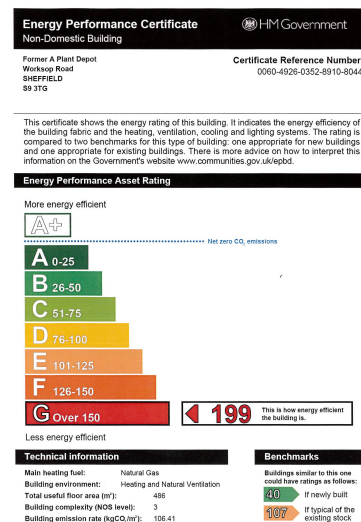
## Business Rates

From web based enquiries the property is described as 'Showroom and Premises' and has a rateable value of £26,500.

## Terms

The property is available on FRI terms to be agreed.

## EPC



## Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

**Ed Norris**  
Lambert Smith Hampton  
**0114 275 3752**  
[enorris@lsh.co.uk](mailto:enorris@lsh.co.uk)

**Joel Chandler**  
Lambert Smith Hampton  
**0114 275 3752**  
[jchandler@lsh.co.uk](mailto:jchandler@lsh.co.uk)

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**Lambert  
Smith  
Hampton**

**0114 275 3752**  
**[www.lsh.co.uk](http://www.lsh.co.uk)**

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