



### **Detached Industrial Unit with Fitted Offices**

**Unit 14, Julian Road, Sheffield, S9 1FZ**

**To Let**

- 3,745 sq. ft. (347.90 sq. m )
- Detached unit with trade counter frontage and off street parking / loading
- Established commercial location
- Easy access to the M1 at Junction 34 and into Sheffield city centre

**0114 272 9750**

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## Location

The property is located on Roman Ridge Industrial Estate close to the Meadowhall area of Sheffield. The property is situated 3 miles north east of Sheffield city centre. The site is accessed from Tyler Street which has good links into Sheffield City Centre and Junction 34 of the M1 Motorway, less than a mile away.

The site is also well placed to benefit from the amenities offered at Meadowhall and the public transport offered at Meadowhall transport interchange.

## Description

The accommodation comprises a detached unit of steel frame construction with blockwork and clad elevations set beneath a pitched roof.

The warehouse element is arranged across two bays both fitted with fluorescent strip lighting, gas fired blow heaters. Loading to the warehouse is provided via two full height roller shutter doors although one is currently used as a trade counter.

To the front of the premises access is gained via a personal entrance leading to a foyer area from which there is office accommodation providing a mixture of open plan and partitioned rooms.

## EPC

Available on request – E-121.

## Accommodation

From measurements taken on site we understand that the property has the following GIA:

Brochure: 24<sup>th</sup> June 2019  
Photographs: May 2019

## Terms

The premises is available to let by way of a new lease on terms to be agreed.

Description	Sq. M	Sq. Ft.
Warehouse	283.60	3,053
Offices	60.34	692
<b>Total</b>	<b>347.90</b>	<b>3,745</b>

## Quoting rent

£18,000 per annum exclusive.

## VAT

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

## Business Rates

The premises have a rateable value of £13,750. Rates payable for 2019/20 are 49.7p in the pound. Interested parties may qualify for small business relief and should make their own enquiries with the Valuation office.

## Legal Costs

Each party to pay their own costs incurred in the completion of any transaction.

## Viewing and further information

For further information/ to arrange a viewing please contact one of the following sole agents:

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