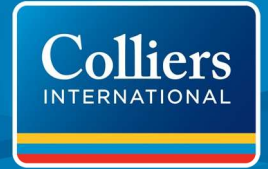


TO LET



Refurbished Industrial Units adjacent to the M1 Motorway and Meadowhall



CONTACT US

Strictly by prior appointment
with Colliers International, through:

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Jonathan McGrae
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Jonathan.McGrae@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 8,272 Sq Ft (768.53 Sq M)
to 41,631 Sq Ft (3,867.65 Sq M)**

Colliers International
15-16 Park Row
LEEDS
LS1 5HD
+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 of 1 to 2 storeys is also incorporated.

The units are capable of being split to form two separate, smaller units, or to be occupied as a whole.

KEY FEATURES

Each unit benefits from 1 or 2 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 £4.75 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:

Jonathan McGrae
Tel: 0113 200 1863

Simon Rhodes
Tel: 0113 200 1824

SUBJECT TO CONTRACT

JULY 2011

Misrepresentation Act

Colliers International gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, or lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Colliers International has any authority to make any representation or warranty whatsoever in relation to this property.
30/06/2010

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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 1	7,350 Sq Ft (682.84 Sq M)	922 Sq Ft (85.66 Sq M)	- -	8,272 Sq Ft (768.53 Sq M)
UNIT 2	9,822 Sq Ft (912.56 Sq M)	1,015 Sq Ft (94.28 Sq M)	896 (Sq Ft) (83.24 Sq M)	11.733 Sq Ft (1,090 Sq M)
UNIT 3	9,899 Sq Ft (919.65 Sq M)	915 Sq Ft (84.99 Sq M)	- -	10,814 Sq Ft (1,004.64 Sq M)
UNIT 4	9,890 Sq Ft (918.78 Sq M)	922 Sq Ft (85.66 Sq M)	- -	10,812 Sq Ft (1,004.44 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)

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Energy Performance Certificate

Non-Domestic Building



Unit 1
Vulcan Road
SHEFFIELD
S9 1EW

Certificate Reference Number:
9386-3094-0224-0500-2701

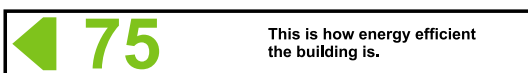
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



.....Net zero CO₂ emissions



Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	847
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	42.77

Benchmarks

Buildings similar to this one could have rating as follows:

20	If newly built
54	If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

Energy Performance Certificate

Non-Domestic Building



Unit 2
Vulcan Road
SHEFFIELD
S9 1EW

Certificate Reference Number:
0040-4909-0312-1270-5090

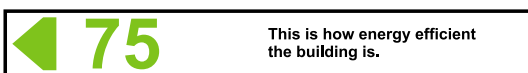
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions



Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	1179
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	43.61

Benchmarks

Buildings similar to this one could have rating as follows:

21	If newly built
56	If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

Energy Performance Certificate

Non-Domestic Building



Unit 3
Vulcan Road
SHEFFIELD
S9 1EW

Certificate Reference Number:
0095-0740-2030-2900-9203

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

◀ **74**

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	1088
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	40.66

Benchmarks

Buildings similar to this one could have rating as follows:

19

If newly built

52

If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

Energy Performance Certificate

Non-Domestic Building



Unit 4
Vulcan Road
SHEFFIELD
S9 1EW

Certificate Reference Number:
0090-0646-3830-2600-3203

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

73

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	1082
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	41.14

Benchmarks

Buildings similar to this one could have rating as follows:

20

If newly built

52

If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

Energy Performance Certificate

Non-Domestic Building



Unit 12
Vulcan Road
SHEFFIELD
S9 1EW

Certificate Reference Number:
0270-0732-8299-5904-5002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

70

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	1493
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	42.59

Benchmarks

Buildings similar to this one could have rating as follows:

23 If newly built

61 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

Energy Performance Certificate

Non-Domestic Building



Unit 14
Vulcan Road
SHEFFIELD
S9 1EW

Certificate Reference Number:
0793-0047-1630-2100-7203

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



.....Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ **76**

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	1940
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	46.3

Benchmarks

Buildings similar to this one could have rating as follows:

23

If newly built

61

If typical of the existing stock

Green Deal Information

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