



### Short Term Let

9 – 13 Meadow Street, Sheffield, S3 7BL

Warehousing and two storey office block

- Comprising a total of 22,088 sq ft (2,052 sq m)
- Benefiting from an internal yard
- Extremely prominent central Sheffield city centre location
- Available on a short term licence following relocation of current occupier

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## Location

The property is located within Sheffield city centre fronting Meadow Street and offers an occupier an extremely centrally located industrial premises/warehousing, suitable for a variety of uses.

The property connects directly to the A61 ring road providing good easy connectivity to both north Sheffield and also Sheffield city centre and Junction 33 of the M1 close by.

The area is undergoing a large amount of redevelopment and as such the subject premises are available by way of a short term licence.

## Description

The property provides a collection of various warehouses and stores, having some external yard space and a two storey office block to the front of the building.

A number of cranes also provide additional facilities as does the internal loading yard

Parking is provided across the street from the premises and we understand that circa 15 car parking spaces will be included with the letting.

## Accommodation

From the measurements provided we understand the property provides the following gross internal area:

Description	Sq Ft	Sq M
Stores	646	60.00
Stores	355	33.00
Warehouse	2,799	260.00
	1,195	111.00
	9,192	854.00
	5,554	516.00
	2,347	218.00
<b>Total Warehouse</b>	<b>22,088</b>	<b>2,052.00</b>
FF offices	3,109	289.00
Yard	4,207	391.00

## Tenure

The property is available by way of a short term licence of 12 -18 months.

Quoting rents are £3.75 per sq ft per annum exclusive.

## Energy Performance Certificate

Details on request.

## VAT

All figures are exclusive of VAT at the prevailing rate where applicable.

## Legal Costs

Each party will be responsible for their own legal costs incurred in any transaction.

## Important Notice

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## Viewing and Further Information

Please contact the sole agents:

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Photograph: December 2019

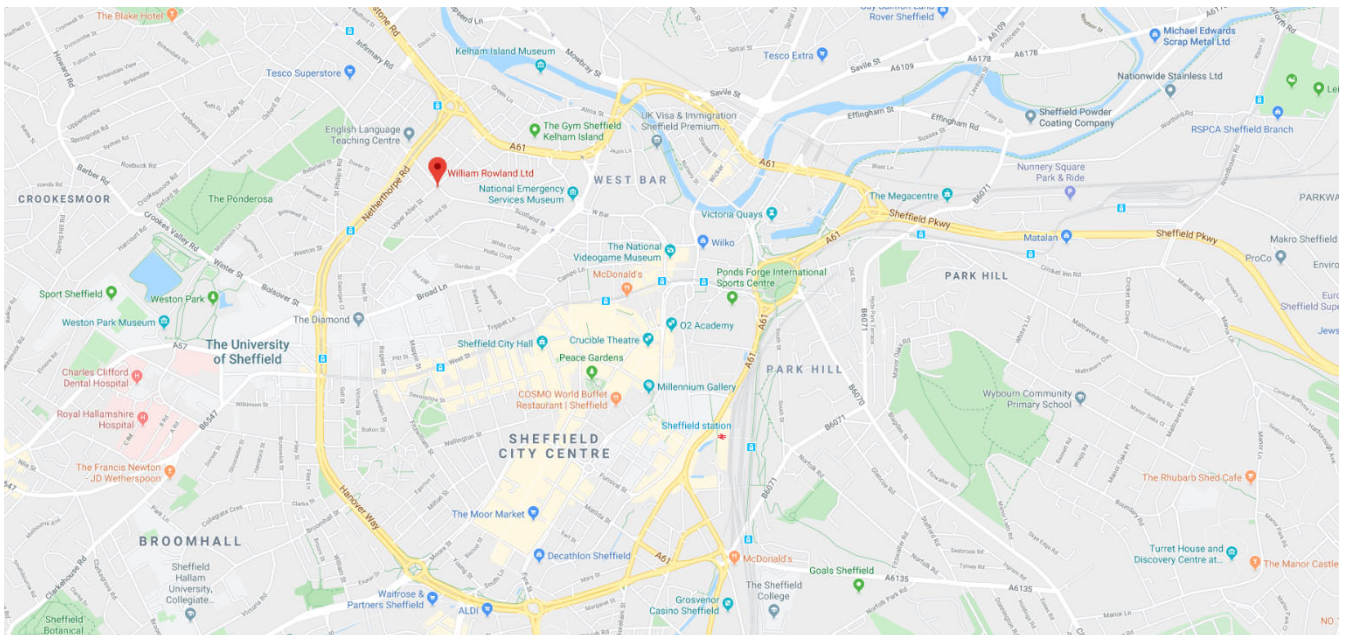


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