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Modern Industrial / Warehouse Premises

Unit 7 Thorncliffe Business Park, Sheffield, S35 2PH

To Let

- 38,395 sq ft (3,599.9 sq m)
- Incorporating modern fitted office accommodation
- Large power supply
- High floor loading capacity
- Easy access to Junction 35, 35a and 36 of the M1 Motorway
- 24 hour security

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Location

The subject accommodation forms part of the successful Thorncliffe Business Park, home to a number of well known occupiers, including Balfour Beatty, B Braun Medical and Telewest to name but a few. Thorncliffe Business Park is an established commercial location and has the benefit of many on site amenities including a café, nursery and gym.

Thorncliffe Business Park is accessed directly off Thorncliffe Road via the A616 to the North and Station Road (A6135) to the South. The estate is located approximately 1 mile from Junction 35 of the M1 Motorway, 3 miles from Junction 36 of the M1 Motorway, 8 miles from Sheffield city centre and 9 miles from Barnsley town centre.

Description

The subject accommodation comprises a modern detached industrial/warehouse unit finished to a high specification, including the following:-

- Approximately 10,000 sq ft of fully fitted ancillary office accommodation.
- Eaves height of approximately 6.1m.
- Two ground level loading doors.
- Power supply of up to 1,000 KVA
- 50KN per sq m floor loading
- Lighting and heating
- 24 hour security and on site CCTV

Accommodation

From the measurements provided, we understand that the accommodation provides the following gross internal floor area:-

Description	Sq M	Sq Ft
Warehouse	2,619.32	28,195
GF Office, Workshop & Canteen	473.79	5,100
FF Offices	473.79	5,100
Total	3,566.9	38,395

Terms

The accommodation is available to let by way of a new full repairing and insuring lease on terms to be agreed.

Rent

Upon application.

Rateable Value

The premises gave a rateable value of £178,000. The current rates payable are 48.5p in the £ for 2009/2010.

VAT

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

Legal Costs

Each party to be responsible for their own costs incurred in this transaction.

Viewing & Further Information

Please contact Joint Agents

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Brochure – 25 August 2009

Photograph -

Important Notice

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