



Industrial/Warehouse Premises

33 Worksop Road, Sheffield, S9 3TG

To Let

- Comprising a total of 5,796 sq ft (530.45 sq m)
- Established business location
- Main road frontage with excellent transport links
- Secure yard
- Immediately available to let

0114 2729750

Fountain Precinct, 7th Floor, Balm Green, Sheffield, S1 2JA
email: sheffield@knightfrank.com

Location

The property lies approximately one mile north east of Sheffield city centre and 2 miles south west of junction 34 of the M1 motorway. The property provides excellent road links to junction 34 and the motorway network beyond, as well as Sheffield city centre close by.

The property is within close proximity of the English Institute of Sport and the Olympic Legacy Park.

Description

The steel portal frame property includes a large adaptable warehouse, adjacent offices and a trade counter frontage.

The main entrance is accessed via Worksop Road to the front of the property.

The warehouse section also benefits from access via a roller shutter door which runs onto Beverley Street at the rear of the property.

A large car park which is hard standing, secure and fenced adjoins the property.

It is worth noting that the property is reserved strictly for businesses in connection with the distribution of engineering equipment and machinery.

The property has an eaves height of 4.5m and a roller shutter of 4.2m x 3.8m.



Accommodation

The premises provide the following GIA:

Description	Sq Ft	Sq M
Warehouse	4,625	429.66
Trade Counter /Offices	1,170	108.69
Total	5,796	538.35

VAT

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

Legal Costs

Each party to pay its own legal costs incurred in any transaction.

Business Rates

The property has a rateable value of £22,000.

Energy Performance Certificate

The property has an EPC rating of:- D92

Terms

The property is available by way of a new lease on FRI terms to be agreed.

Viewing and Further Information

For further information or to arrange a viewing of the property please contact:-

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Brochure: 6 December 2018 Photograph: November 2018

Important Notice

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