

To Let

Unit 21 Chambers Way,
Thornccliffe Park,
Chapelton, sheffield,
S35 2PH

Approx. GIA 33,367sq ft
(3,099.8 sq m)

- Excellent M1 connectivity
- Flexible lease terms available



Indicative boundary



Description

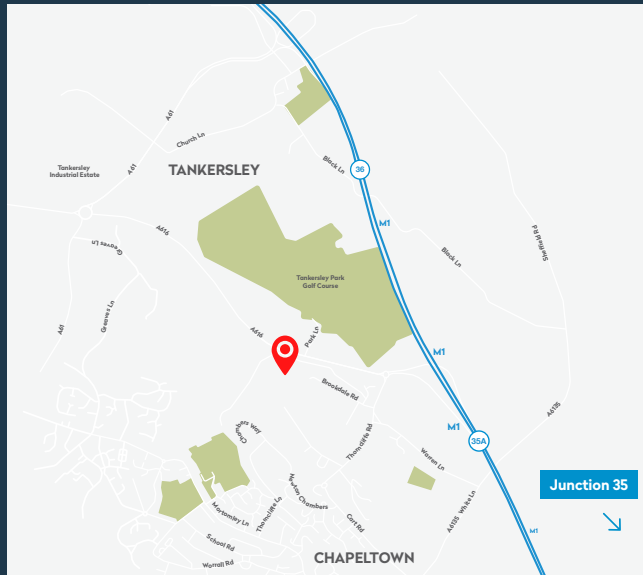
The unit is part steel truss frame and part steel portal frame, over 4 bays. The height to underside of frame / haunch is typically 6.0-6.3m, with eaves at 6.4m. Loading access is to the front via a sectional overhead door to one side of the front gable elevation, and both a sectional overhead and roller shutter door to the other side of it. The warehouse section has profile metal cladding to the elevations and roof, and sodium lighting throughout. At the front of the unit is a single storey office, and wc and kitchenette facilities.

Planning

The most recent use of the property has been storage and distribution. We would expect B1c (Light Industrial) use to also be acceptable to the local planning authority in principle (subject to being granted detailed planning consent). We are not aware of any hours of use or noise restrictions. Interested parties should make their own enquiries, as appropriate.

Services

All mains services are available in the unit, although we understand the gas is currently capped off.



Accommodation

We have measured the unit to provide the following approximate gross internal areas:

Description	Sq M	Sq Ft
Warehouse	2,931.5	31,555
Office	168.3	1,812
Total	3,099.8	33,367

In addition, to the rear of the unit is a mezzanine area of 2,899 sq ft (269.3 sq m) which is the landlords and will therefore remain in the unit. There are 15 car parking spaces, which are located directly opposite the unit, across the estate road.

Business Rates

We understand from the Valuation Office that the property has the following assessment.

Description – Workshop and Premises

Reference – N00000057470021

Rateable Value - £83,000

EPC

The property has a score / rating of D99. Full EPC documentation is available upon request.

Terms

The property is currently held by way of a lease with the following key terms.

Date - 1st August 2018

Term – 5 years from 21st June 2018

Rent – Currently £144,842.55 per annum. This reduces to £108,631 in year 4 (21/6/2022 – 20/6/2023), going back to £144,842 per annum for year 5.

Additional Rent (Service Charge) – This is currently £22,019 per annum for external services, primarily site security, landscaping, external lighting, and estate road maintenance.

Tenants Option to Break – at 21st June 2021, subject to 6 months prior written notice.

Consideration can therefore be given to assignment, subletting, or a surrender and new lease (subject to agreement with the landlord).

Viewing

Strictly by appointment with Avison Young.

For further information please contact:

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Subject to Contract

Avison Young

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November 2019

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