



### Trade Counter / Roadside Opportunity

**Bernard Rd, Sheffield S2 5BQ**

### To Let

- Current scheme configuration provides 2,045 sq ft (190 sq m) – 5,769 sq ft (536 sq m)
- Prominently site of 0.39 acres situated adjacent to the A57 Sheffield Parkway
- Suitable for trade/leisure/showroom uses
- Planning secured
- Other property sizes and layouts may be possible

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## Location

The site is accessed from Bernard Road (B6071), which is ideally located within close proximity to Sheffield City Centre and offers a prominent profile position to the A57 Sheffield Parkway.

The site is well placed, benefiting from easy access to the A57 (Sheffield Parkway), the main arterial route into Sheffield, providing direct access out of Junction 33 of the M1 Motorway and also into Sheffield City Centre. Nearby occupiers include MKM Building Supplies Costco and Arco.

## Description

The consented scheme is a B2 / B8 trade counter development which will comprise of the new build development of two units with frontage on to the A57 Sheffield Parkway.

The units will benefit from a high quality construction, incorporating full height glazing and powder coated aluminium cladding.

## Availability

The consented scheme allows for two units benefitting from a Gross Internal Area as follows:

Property	Size (Sq ft)	Size (Sq M)
Unit A	3,724	346
Unit B	2,045	190
<b>Total</b>	<b>5,769</b>	<b>536</b>

Other property sizes would also be available to a potential occupier. We would welcome the opportunity to meet with occupiers to discuss requirements and how we can accommodate them.

## Planning

Our client has secured full planning permission for the development of the scheme. Further information is available on Sheffield City Council's website under planning application reference 16/02617/FUL.

## Terms

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

## VAT

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

## Legal Costs

Each party to bear their own legal costs incurred in any transaction.

## Viewing & Further Information

Please contact the sole agents:-

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