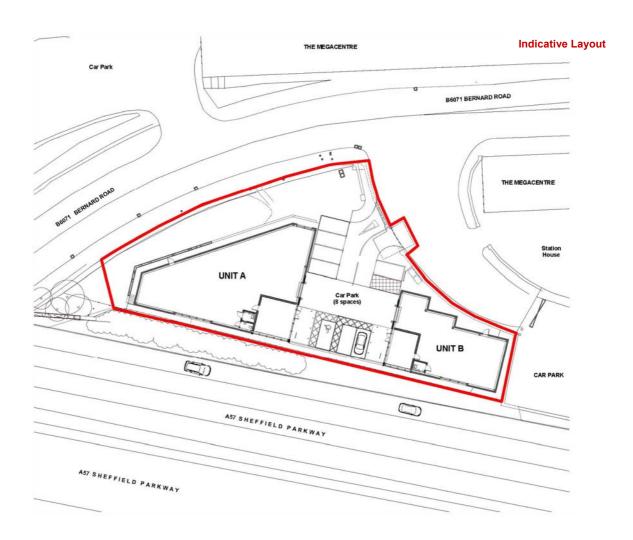


## KnightFrank.co.uk



### **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         |
| Total    | 5,769        | 536         |

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:-

Ben White

Tel No: 0114 272 9740

Email: ben.white@knightfrank.com

Brochure: January 2017

#### **Important Notice**

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