

Industrial / Warehouse Accommodation



Unit 9, Chambers Way

Thornccliffe Business Park,
Sheffield, S35 2PH

To Let

1,671 sq ft (155.24 sq m)

- Good quality industrial / warehouse unit
- Easy access to Junctions 35, 35a and 36 M1
- 24-hour on-site security
- Established Business Park Location

Description

The property comprises a modern mid-terraced warehouse / industrial unit constructed around a steep portal frame under a pitched roof with full height profile clad elevations.

Internally, the warehouse provides a full height warehouse ranging from 6.90m to 8.40m, with a roller shutter door. The property further benefits from good quality office accommodation with a WC, a kitchenette facility and mezzanine storage.

Externally, the unit benefits from dedicated parking and a shared yard.

Location

The subject premises form part of the hugely successful Thorncliffe Business Park, home to well-known occupiers including Balfour Beatty, Plumb Centre, and Distinctive Doors.

Thorncliffe Business Park is an established commercial location, having the benefit of excellent on-site amenities, including Churchill's Cafe, Cornerstone Nursery and gym facilities.

Thorncliffe Business Park offers excellent access to Sheffield city centre, Barnsley town centre and the M1 Motorway at Junctions 35, 35a and 36. Thorncliffe Business Park is ideally located North of Sheffield, accessed via the A616 to the North and Station Road (A6135) to the South.

Terms

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

Business rates

The premises has a rateable value of £9,000. Occupiers are advised to enquire to the VOA due to the possibility of qualifying for small business rates relief.

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Accommodation

We understand that the accommodation has the following gross internal floor areas:

Description	sq m	sq ft
Warehouse	123.76	1,332
Office	25.69	276
Warehouse storage accommodation	5.75	61
Total	155.24	1,671
Mezzanine	29.13	313

EPC

The property has an EPC rating of E.

Legal Costs

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

VAT

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



Subject to contract Disclaimer: October 2019

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