

# Industrial / Warehouse Accommodation



Unit 9, Chambers Way

Thorncliffe 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.

#### Contacts:



Sophie Angus / Ellie McCollin

O113 394 8763 / O113 394 8835 sophie.angus@cbre.com / ellie.mccollin@cbre.com



Rebecca Schofield Knight Frank LLP 0114 272 9750

rebecca. schofield@knight frank.com

### 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**

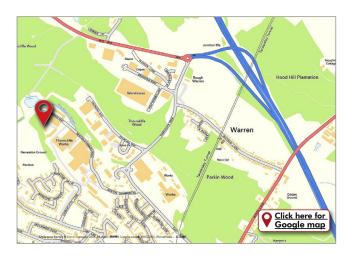
The property has an EPC rating of E.

# **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

CBRE Limited and Knight Frank on its behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Whilst CBRE Limited and Knight Frank use reasonable endeavours to ensure that the information in these particulars is materially correct, any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, searches, enquiries, surveys or otherwise as to their accuracy. CBRE Limited and Knight Frank as such cannot be held responsible for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss of profits resulting from direct or indirect actions based upon the content of these particulars. 3. No person in the employment of CBRE Limited and Knight Frank has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all purchase prices and rents are correct at the date of publication and, unless otherwise stated, are quoted exclusive of VAT. Lease details and service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. All maps and plans in this document are for identification purposes only.