



Modern Warehouse Unit

Unit 4 Peacock Industrial Estate, Livesey Street,
Sheffield, S6 2BL

To Let

- Comprising a total of 2,588 sq. ft. (240.43 sq. m)
- 4.7m Eaves height
- Easy access to M1 at Junction 36 Via A61 Penistone Road
- Good sized shared yard
- Dedicated parking
- Secure location
- Due to undergo a full refurbishment

Location

The accommodation is situated to the north of Sheffield City Centre, just off Penistone Road (A61).

Penistone Road is the main arterial road leading from Sheffield city centre out through north Sheffield, providing access to the M1 Motorway at Junction 36.

Peacock Industrial Estate is accessed from Penistone Road, turning right when heading north at Owlerton Stadium and subsequently onto Livesey Street.

Description

The accommodation provides an end unit of open span warehousing of steel portal frame construction.

The warehouse is finished to a modern specification with an eaves height of 4.7m, transparent roof lights, full height electrically operated roller shutter door, connections to mains services and a w/c and kitchen provisions.

Externally, the accommodation has a good sized shared loading yard with dedicated car parking.

Availability

The premises provide the following gross internal area:

- 2,588 sq ft . (240.43 sq. m)

Terms

The premises are available to let by way of a new lease for a term to be agreed.

Rent

£6.50 per sq ft per annum exclusive (£16,822 per annum exclusive).

Rateable value

The rateable value for this property is £13,250
Rates payable for 2019/20 are 49.1p in the £ (£6,505.75)

Energy Performance Certificate (EPC)

Available on request.

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 this transaction.

Viewing & Further Information

Please contact:-

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Brochure: September 2019

Photograph: September 2019

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