

TO LET.



Modern Industrial / Warehouse Unit – Available September 2020

2,588 sq ft.

Unit 1 Peacock Industrial Estate, Livesey Street, Sheffield, S6 2BL

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, fitted office accommodation and a w/c with kitchen provisions.

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

Terms.

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

£17,000 per annum exclusive.



Accommodation.

We understand that the accommodation provides the following Gross Internal Areas:

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

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.

Rateable Value.

Interested parties are advised to verify the rates payable with the local rating authority and some may be suitable for relief.

The rateable value for this property is £13,000.

Service Charge.

There is a service charge payable for the maintenance of the common areas including car parking, landscaping, external lighting.

Subject to Contract.

Legal Costs.

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

VAT.

All figures quoted are exclusive of VAT at the prevailing rate, where applicable.

Services.

We understand the property benefits from all mains services including gas, electricity, water and drainage.



EPC.

Full EPC and Recommendation Report are available on request.



Property Summary.

- Comprising a total of 2,588 sq. ft. (240.43 sq. m)
- Good eaves height of 4.7m.
- Easy access to M1 at Junction 36 via A61 Penistone Road
- Good sized shared yard and parking
- Established and secure commercial location with local amenities.

Subject to Contract.

Contact.



For further information, or to arrange a viewing, please contact sole agents Knight Frank.

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