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Industrial / Warehouse Accommodation

Century Street Industrial Estate, Clement Street, Sheffield, S9 5EA

To Let

- Units varying from 1,680 - 1,894 sq. ft. (156.08 – 175.96 sq. m)
- Established industrial location
- Self-contained yard areas
- Immediately available
- Available on flexible terms

0114 2729750

Fountain Precinct, 7th Floor Balm Green, Sheffield, S1 2JA
email: sheffield@knightfrank.com

Location

The property is situated to the north east of Sheffield City Centre on Century Street, which is accessed from Coleridge Road. The surrounding area is an established industrial location, home to a variety of industrial and manufacturing occupiers.

The property lies within close proximity to Sheffield city centre, and further benefits from excellent links to junction 34 of the M1 motorway.

Description

The property is situated within a terraced block which is of steel frame construction with brick/block work elevations at low level and insulated profile steel sheet cladding above.

Loading to the property is provided by a roller shutter loading door and a separate personnel door. Externally, the property sits within a large shared yard area which is bounded by a steel palisade security fence.

Internally, the warehouse accommodation is fitted to a good specification benefitting from high bay lighting to the main warehouse area which benefits from an eaves height of 4.2m.

Availability

Currently we have the following units available at the following quoting terms on a new lease.

Unit	Size sq. ft.	Rent per annum	Service Charge
42	1,894	£10,718	£1,672
10	1,680	£9,660	£1,480
8	1,851	£10,645	£1,632

Business Rates

Interested parties are advised to make their own enquiries with the local valuation office to determine the exact payable figure.

Service Charge

There will be a service charge payable to contribute to the overall maintenance of the common areas within the estate.

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 any transaction.

Viewing & Further Information

For further information/viewing please contact the joint agents:

Knight Frank

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Commercial Property Partners

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Brochure: March 2019 Photographs: April 2016

Important Notice

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