

Industrial / Warehouse Accommodation



Unit 7, Newton Chambers Way

Thornccliffe Business Park
Sheffield, S35 2PH

To Let

27,463 sq ft (2,549 sq m)

- Good quality industrial / warehouse unit
- Established business park
- Easy access to Junction 35, 35a and 36 M1
- 24 hour on site security

Description

Unit 7 is a semi-detached property with steel frame construction and clad elevations, set beneath a pitched roof, incorporating transparent roof lights.

The premises are accessed via a personnel entrance, leading into Ground and First Floor office accommodation, providing predominantly open plan accommodation, fitted with suspended ceiling, incorporating recessed lighting, gas fired central heating and carpeting throughout. The warehouse provides good quality accommodation finished to a clear internal height of 6m, fitted with heating and lighting. The premises are accessed via two full height roller shutter loading doors.

Externally, there is dedicated car parking, along with a good sized loading area.

Location

The subject premises form part of the hugely successful Thorncliffe Business Park, home to well known occupiers including Balfour Beatty, Kier, Plumb Centre, B Braun 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

Rent

The quoting rental is £4.50 per sq ft per annum exclusive.



Accommodation

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

Description	sq m	sq ft
Warehouse	2,104	22,655
GF Office	223	2,404
FF Office	223	2,404
Total	2,549	27,463

Service Charge

The service charge is £0.60 per sq ft to cover maintenance of common areas and 24 hour security.

Business rates

The premises have a rateable value of £82,500. Rates payable for 2019/20 are 50.4p in the £. Interested parties are advised to make their own enquiries with the local rating office to verify this information.

EPC

B49. Available on request.

VAT

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

Legal Costs

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



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Subject to contract Disclaimer: January 2018

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