

# TO LET.



**High Quality Industrial / Business Development**

*Units 4 & 5, Winston Business Park, Churchill Way, Sheffield, S35 2PY*

## Key Points.

- High quality industrial / business development
- To Let – immediately available
- Comprising 6,900 sq ft
- Fully fitted unit with two storey offices, meeting room and kitchenette
- New high quality industrial development
- Good sized communal yard and loading area
- Dedicated car parking with 12 allocated spaces
- Easy access to Junction 35a and 36 M1

## Location.

The development is situated fronting onto Churchill Way, which is accessed off Thorncliffe Road and in turn provides immediate access to Junctions 35a and 36 of the M1 motorway.

The surrounding area is an established commercial location. Junction 35a Business Park is a modern development and comprises a mixture of office and industrial premises where occupiers include South Yorkshire Police, Britglass and Linbrook Services. Furthermore, it adjoins the established Thorncliffe Business Park, which is one of the region's largest out of town business parks, again, home to a mixture of office and industrial occupiers.

## Description.

The available unit within Winston Business Park provides 6,800 sq ft of industrial / warehousing accommodation finished to a high quality specification.

## Specification.

Accommodation is finished to the following specification:

- Planning consent for B1(C) and B8 use.
- Two story fully fitted office accommodation with personal entrance.
- Two full height roller shutter loading doors providing access to the warehouse.
- Connection to all main services.
- Dedicated 12 car parking spaces with a generous shared loading area.
- Fitted kitchenette and welfare provisions.
- Fully fitted LED lighting throughout.
- Gas central heating to the offices.

## Accommodation.

From the measurements taken on site, we understand that the accommodation provides the following gross internal floor area:-

Description	Sq M	Sq Ft
Units 4 & 5	641.26	6,900

## Quoting Rent.

Price on application.

Subject to Contract.

# Business Rates.

Interested parties are advised to make their own enquiries with the local rating authority.

# VAT.

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

# EPC.

B26.

# Legal Costs.

Each party to bear their own legal costs incurred in any transaction.



# Contact.



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

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