

# TO LET

Phase 2, Former B&Q, Greenland Road, Darnall, Sheffield,  
South Yorkshire, S9 5HE

**50,000 - 113,000 Sq Ft (4,645 - 10,497.7 Sq M)**

Highly Prominent Retail Warehouse / Cash & Carry / Trade Counter / Distribution  
Premises

- To be fully refurbished
- Extensive frontage onto Greenland Road
- Superb access to the Sheffield Parkway, Sheffield City Centre and the M1 Motorway
- Eaves height of 7.75 metres
- Large Secure Yard Areas
- Dock and Ground Level Loading
- Sprinkler System

 **0113 245 6000**

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## Location

The property is situated approximately 2.5 miles (4 km) east of Sheffield city centre, in a very prominent position adjacent to the busy Greenland Road (A6102) dual carriageway, which forms the eastern part of the inner ring road of Sheffield.

The road links Sheffield Parkway (A630) and Don Valley Link Road (A6178), both roads providing dual carriageway access, into the city centre from the east.

## Description

The property provides a modern detached retail warehouse unit, which is due to be converted into modern warehouse / industrial premises and will benefit from the following specification;

- Extensive frontage onto Greenland Road
- Established retail / trade counter location
- Eaves height of 7.75 metres
- Large Secure Yard Areas
- Dock and Ground Level Loading
- Sprinkler System
- Large Gas Supply
- High quality ancillary offices

## Accommodation

Accommodation	Sq m	Sq ft
Unit 1A	5,355	49,750
Unit 1B	6,824	63,400
<b>Total</b>	<b>12,179</b>	<b>113,150</b>

## Terms

The property is available on a new full repairing and insuring terms, subject to negotiations.

## EPC

EPC's are available on request.

## Legal Costs

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

## Viewings

For further information or to arrange a viewing please contact;

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