

TO LET.



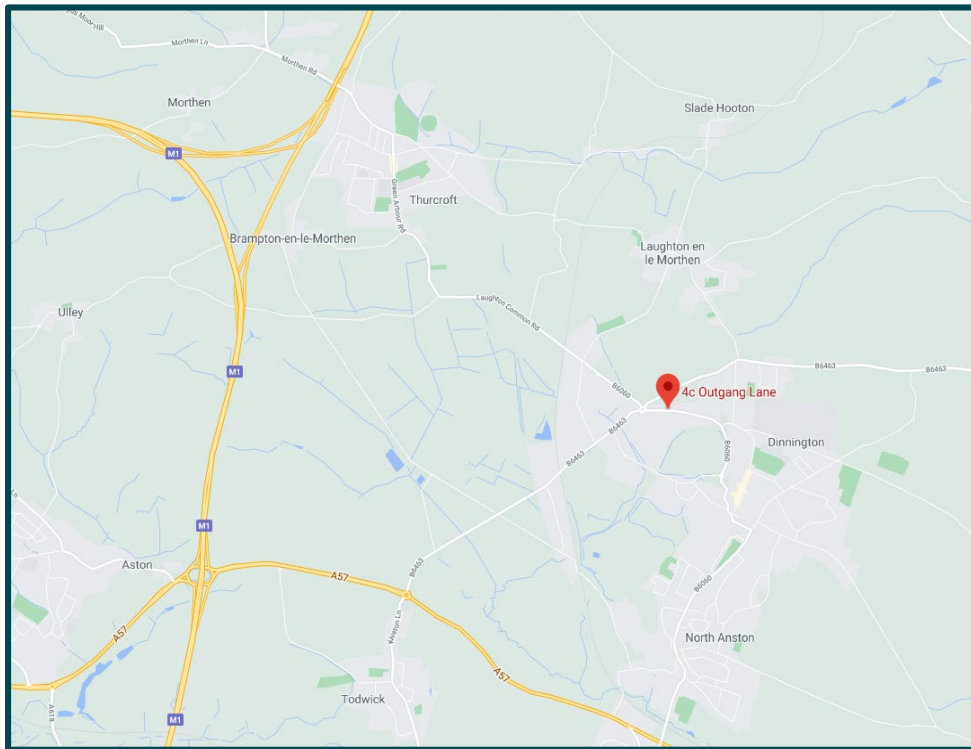
Storage / Light Industrial Warehouse with Good Sized Shared Yard.
Unit 4c, Eden Play, Dinnington, S25 3Qt.

3,178 sq ft.

Location.

The property occupies a prominent position on Eden Place, accessed from Outgang Lane a short distance to the west of Dinnington, Sheffield. The premises benefit from excellent road connectivity, having access to the M1 motorway at Junctions 31 and 32 approximately 2.5 miles to the north west and south west respectively. The premises are also easily accessible from the A57, located a short distance to the south of the property via Todwick Road, and providing direct access to Sheffield City Centre to the west.

The surrounding area is an established commercial location, home to several well-known occupiers including Parcelhub, Safetykleen, Macalloy and Johnson Press.



Description.

4C Eden Place comprises a modern unit of steel portal frame construction providing accommodation suitable for a variety of uses including storage and light industrial occupiers.

The unit provides accommodation benefitting from the following specification:

- 6.5m Eaves Height
- Three phase electricity
- Fitted, modern first floor office accommodation
- Roller shutter loading access
- Separate personnel entrance
- Shared car parking and loading area



Accommodation.

We understand the premises provide the following approximate Gross Internal Floor Area:

Description	Sq m	Sq ft
Ground Floor Warehouse	259.01	2,788
First Floor Office	36.23	390
Total	295.24	3,178



Terms.

The property is available to let on a new lease, terms to be agreed.

Quoting Rent.

The quoting rent is £15,000 per annum exclusive.

Business Rates.

The premises have a Rateable Value of £12,750. We advise interested parties to make their own enquiries of Sheffield City Council Rating department.

EPC.

C61. A full copy of the Energy Performance Certificate (EPC) is available upon request.

Legal Costs.

Each party is 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.

Subject to Contract.

Contact.



For further information, or to arrange a viewing, please contact sole agents:

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Particulars dated August 2020. Photographs dated August 2020.

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