



## Detached Industrial Unit Size 18,129 sq ft (1,684.26 sq m)

- Detached Freehold Industrial Unit
- Prominent Roadside Position along Green Lane
- Secure concrete yard

# Detached Industrial Unit – For Sale

## Size 18,129 sq ft (1,684.26 sq m)

### Location

The subject property is located on Green Lane in the Ecclesfield area to the North of Sheffield. The property is located 5 miles north of Sheffield City Centre and provides access to both J35 and J34 of the M1, located circa 2 miles from each junction. Ecclesfield is an area located in the North of Sheffield which benefits from a large number of residents being located nearby and is well located to provide access to both Sheffield, Rotherham and Barnsley.



### Description

The subject property comprises an industrial/warehouse unit of steel portal framed construction, with brick and block elevations surmounted by a steel profiled clad pitched roof. The unit has a single storey integral office area with two large open plan areas and separate meeting rooms/private offices. The unit benefits from WC and canteen facilities.

The property benefits from 2 ground level loading doors at opposite ends of the building and internally there is a refrigeration unit in one half of the building. The unit has a clear internal eaves height of 3.04 metres rising to an apex of 4.05 metres.

Externally the property has a concrete yard area with staff car parking along the side, there is landscaped areas fronting the road which could be converted to additional yard area in the future.

### Accommodation

AREA	SQ M	SQ FT
Warehouse Area	1,014.12	10,916
Warehouse Fridge Section	408.25	4,394
Office and Amenities	261.89	2,819
<b>TOTAL</b>	<b>1,684.26</b>	<b>18,129</b>

### Legal Costs

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

### VAT

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



### Ratable Value

The property has a ratable value of £39,500.

### Terms

The premises are available to purchase. Quoting price is **£775,000**.

### EPC Rating

This is available upon request.

### Further Information

For further information please contact the sole agents CPP

Max Pickering

T: 0114 270 9165

M: 07835 059 363

E: [max@cpppartners.co.uk](mailto:max@cpppartners.co.uk)

Ed Norris

T: 0114 270 9161

M: 07711 319 339

E: [ed@cpppartners.co.uk](mailto:ed@cpppartners.co.uk)

### Date of Particulars

February 2021



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