

INDUSTRIAL / WAREHOUSE 44,110 SQ FT

FOR SALE / TO LET

• BLAST LANE •
• SHEFFIELD • S4 7TA



- Freehold Industrial / Warehouse
- Suit a Range of Industrial / Storage Uses
- 7 x Working Cranes & 7.1m Eaves

- GIA: 4,098 Sq M (44,110 Sq Ft)
- Edge of City Location
- Excellent Road Access



FLINT
REAL ESTATE



DESCRIPTION

Freehold industrial / warehouse premises on the edge of Sheffield city centre with excellent road links to Sheffield Parkway, City Centre & the M1

- Good quality open plan warehouse space
- Suit owner occupiers & investors
- High min eaves height of 7.1m
- Useful office areas
- 7 x gantry cranes in situ
- LED lighting throughout
- 3 phase electric supply
- 3 x electric loading doors
- Metal sheet cladding roof
- May suit alternative uses (Padel etc)
- W/C and office areas
- Externally there are loading and parking areas
- Part built steel frame extension – potential to clad and increase floor area
- Freehold



LOCATION

The property is located on Blast Lane approximately half a mile east of Sheffield City Centre. The road is accessed from Effingham Road & Sussex St which links onto Attercliffe Road that gives access to Sheffield Parkway & Junction 34 of the M1 Motorway approximately two and a half miles north east. Nearby occupiers include Network Rail, Cadent Gas and Gripple UK.

The site is well located to take advantage of the road connections into the city, wider Sheffield areas and the motorway network.

The property sits within an established industrial location but may also suit alternative uses given it's proximity to the road network and city centre.



SAT NAV: S4 7TA



MELONVALUES.SPIN



ACCOMMODATION

The building extends to a Gross Internal Area as follows:

	Sq M	Sq Ft
Total	4,098	44,110

Total site area circa 1.12 acres

ASKING RENT / PRICE

Leasehold

£180,000 per annum exclusive

Freehold

Offers in the region of £2.2m

LEASE TERMS

The property is available to lease on FRI terms to be agreed however a minimum term of 5 years is preferred.

BUSINESS RATES

Combined Rateable Value of £90,000
(please note this is not the rates payable),



SERVICES

Mains services including 3-phase electric are connected to the property.

EPC

Rating: D (99)

VAT

Figures quoted are exclusive but may be subject to VAT.

AML

Tenants / purchasers will have to supply information to comply with Anti Money Laundering Regulations.



VIEWINGS

By appointment with the Sole Agents below:

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