

INDUSTRIAL / TRADE UNIT WITH COMPOUND

TO LET.

WAVERLEY HOUSE •
EFFINGHAM ROAD • SHEFFIELD •
S4 7YP •



- Ground Floor: 10,828 Sq Ft GIA
- First Floor Stores / Office: 6,286 Sq Ft
- Available as a Whole or Split

- Close To City Centre & J34 M1
- Fenced Compound
- Suit Trade Counter Uses





DESCRIPTION

Flexible warehouse / workshop / offices storage space available as a whole or split

- Ground floor area of 1,006 Sq M (10,828 Sq Ft) GIA
- Ground floor comprises a useful trade/reception area with workshop/storage areas, making it suitable for a range of uses including trade counter.
- First Floor 584 Sq M (6,286 Sq Ft)
- Eaves of 3.8m
- HGV access
- 3 phase power supply
- W/C facilities
- Designated parking
- Flexible open space suitable for a range of uses
- Offices available
- Secure site
- 24-hour access



LOCATION

Located on Effingham Street, the edge of Sheffield City Centre a short distance away from Sheffield Parkway via Furnival Road, providing onward access to J34 of the M1.

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

The property sits within an established industrial location.



SAT NAV: S4 7YP



PARTS.WAKES.REJECT



ACCOMMODATION

The following areas are available for lease individually or a combination (gross internal areas)

- Ground Floor Area of 1,006 Sq M (10,828 Sq Ft) GIA
- Offices / Store Of 584 Sq M (6,286 Sq Ft NIA)

Total: 1,590 Sq M (17,116 Sq Ft)

ASKING RENT & TERMS

Asking rent is £72,000 per annum exclusive for the whole site, or £60,000 per annum exclusive for the ground floor only.

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



SERVICES

Mains services including 3 phase power are connected.

VAT

VAT is applicable.

AML

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

EPC

Rating: D

BUSINESS RATES

Please make your own enquiries with the local authority. Qualifying occupiers may benefit from 100% Small Business Rates Relief.



VIEWINGS

By appointment with the Sole Agents below:

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