

FOR SALE / MAY LET



**918 HERRIES ROAD, SHEFFIELD, SOUTH
YORKSHIRE, S6 1QW**

- Industrial / Warehouse Premises
- Close to A61 Penistone Road
- 1,423.09 Sq M (15,318 Sq Ft) GIA
- Refurbished Recently

FOR SALE / MAY LET – RARE INDUSTRIAL / WAREHOUSE PREMISES ON HERRIES

PROPERTY SUMMARY

Rare industrial / warehouse premises in a popular Sheffield location, available For Sale with vacant possession.

- Excellent location close to Hillsborough Trade Point, Sheffield City Centre & A61 Penistone Road
- 15,318 Sq Ft GIA
- High eaves 6.1 to 8.3m
- Secure yard / loading area
- Suit owner occupiers & investors
- Recently refurbished
- Suit a range of industrial, warehousing or manufacturing uses
- Available at offers in the region of £995,000
- May be available to lease for a term of 5 + years, rent on application

Contact

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Location

The property is located fronting Herries Road South adjacent to Penistone Road (A61) in Sheffield. The property is a short distance from the Hillsborough Football Ground and established Hillsborough Trade Point.

The estate is approximately 2 miles north of Sheffield City Centre and close to Penistone Road which is a main arterial route with around 50,000 traffic movements each day.

Sheffield is the premier location for industrial excellence. South Yorkshire's powerhouse, is renowned for its rich history in manufacturing. Sheffield's strategic location provides excellent transport links, facilitating seamless connectivity to major UK and international markets. With a supportive business climate, a skilled workforce, and ongoing regeneration efforts, Sheffield is the ideal location for industrial enterprises looking to thrive and grow.

Description

The property comprises a large industrial / manufacturing building built in approx. 1960's.

The property is arranged across two large open plan bays with a single roller shutter door access. The building is built of brick and block work construction, surmounted by a metal roof. The property has undergone a scheme of refurbishment.

The property has a small area of refurbished first floor office space.

Externally, the property has a secure loading yard / parking area.

Specification:

- Eaves from 6.1 to 8.3m
- Secure yard area
- Open plan warehouse / industrial space
- 3-phase electric supply
- Office space
- Roller shutter access door
- Security roller shutters

It's suitable for a range of industrial and manufacturing uses, ideal for owner occupiers and investors.

Accommodation

The unit extends to 1,423.09 Sq M (15,318 Sq Ft) GIA.

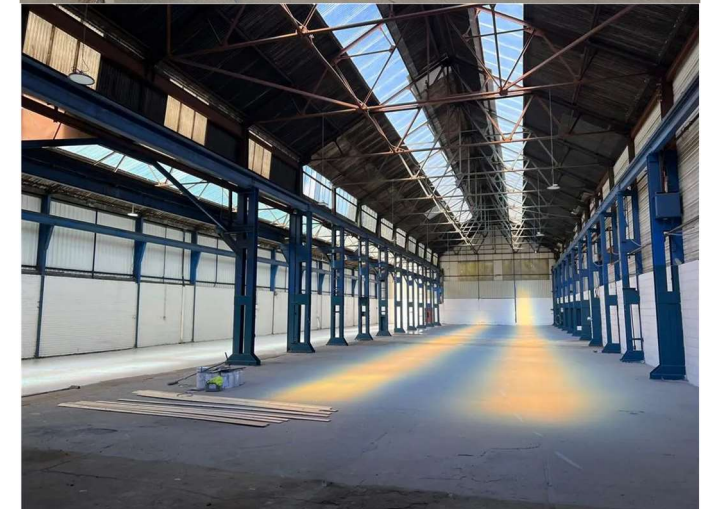
Asking Price

Offers in the region of £995,000 to buy the long leasehold interest. Full vacant possession will be provided.

The property may be available to lease for a term of 5 years or longer, rent on application.

Tenure

The property is held via way of longleasehold on a peppercorn rent of 200 years from 1946



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EPC

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Anti Money Laundering

Purchasers are required to comply with Anti Money Laundering Regulations.

VAT

The sale will be subject to VAT.

Viewings

By appointment with the Sole Agent.

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