

INDUSTRIAL / TRADE UNITS WITH LARGE YARD

WAVERLEY WORKS •
• EFFINGHAM STREET • SHEFFIELD • S4 7YP



TO LET.



- Units from 1,352 to 3,022 Sq Ft
- Designated Parking Areas
- Loading Doors and HGV Access

- Close to City Centre & J34 M1
- Units From Only £195 Per Week
- Flexible Options Available



FLINT
REAL ESTATE



DESCRIPTION

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

- Units from 1,352 to 3,022 Sq Ft
- Loading doors & 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
- From £195 pw



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



AVAILABILITY

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

Unit	Sq M	Sq Ft
Unit 8	125.6	1,352
Unit 5B	155.14	1,670
TOTAL	280.74	3,022

ASKING RENT & TERMS

Available from £195 per week (for Unit 8). For further information on asking rents please get in touch.

The space is available on terms to be agreed however a minimum lease term of 3 years is preferred.

Please contact the agent.



SERVICES

Mains services including 3 phase power are connected.

VAT

No VAT.

AML

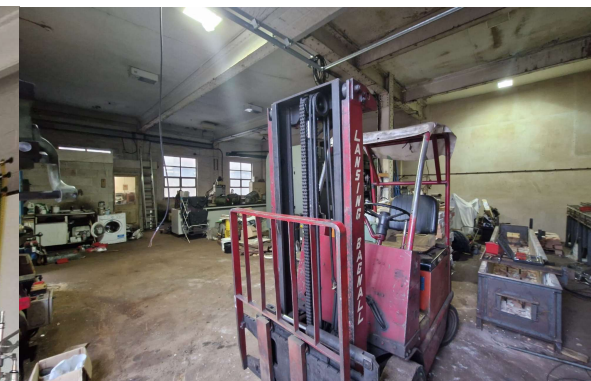
Tenants will have to supply information to comply with Anti Money Laundering Regulations.

EPC

Rating: E

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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