

# INDUSTRIAL / WAREHOUSE PREMISES

# TO LET.

UNIT 3 PRESIDENTS PARK •  
PRESIDENT WAY • SHEFFIELD •  
S47UR •



- Industrial / Warehouse Unit
- 10,696 Sq Ft Plus a Mezzanine of 1,717 Sq Ft
- Eaves of 6.1m

- Good Sized Car Parking & Loading Area
- Good Road Links
- Suit Trade Counter Uses





## DESCRIPTION

**Well located industrial warehouse unit with open plan warehousing space, equipped with LED lighting, 3 phase power supply, car parking and two loading doors.**

- High quality unit
- Sit various industrial / storage and trade uses STPP
- Open plan space
- Office block in situ
- Two loading doors
- 3 phase electric supply
- Min eaves height of 6.1m
- Useful first floor mezzanine space
- Designated parking areas
- Within a fenced and secure industrial compound
- Established industrial estate
- Generous yard / car park
- 24-hour access

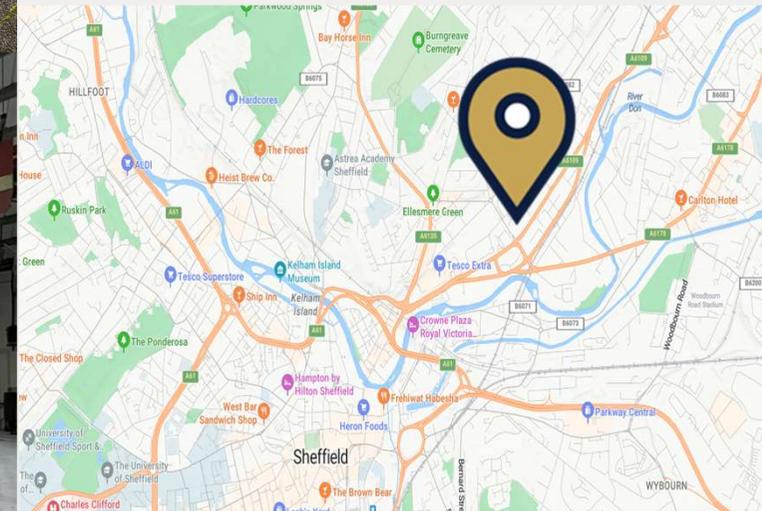


## LOCATION

Located on the established President Park, within the Lower Don Valley area of Sheffield, the site provides easy access from Savile Street East & to Sheffield City Centre.

Junction 34 is approximately 3.6 miles away whilst Sheffield City Centre is approximately 3.2 miles away from the premises putting the property in an excellent location to take advantage of the city centre connections and the motorway network.

Sheffield is rated as the UK's fourth largest city with a population of over 530,000.



SAT NAV: S4 7UR



STEPS.BRANDED.QUIZ



## ACCOMMODATION

The building extends to a Gross Internal Area of 10,696 Sq Ft plus a mezzanine of 1,717 sq ft.

	Sq M	GIA Sq Ft
<b>Total GF</b>	712.84	7,673
<b>Total Office</b>	280.84	3,023
<b>Total Mezz</b>	159.51	1,717



## ASKING RENT

Quoting rent: £91,000 per annum exclusive.

Please contact the agents for more information.

## LEASE TERMS

The property is available to lease on FRI terms to be agreed.

## BUSINESS RATES

Ratable Value: £55,000

This is the rateable value for the property. It is not what its payable in business rates or rent.

## SERVICES

Mains services including 3-phase power supply are connected.

## VAT

Rent quoted is exclusive but may be subject to VAT.

## EPC

Rating: C (57)

## AML

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



## VIEWINGS

By appointment with the Agents below:

**Ben Flint**

07494735001 • 01302 639838

ben@flintrealestate.co.uk

**Alexandra De Freitas**

07538844869 • 01302 639838

alexandra@flintrealestate.co.uk

**Kitty Hendrick (Knight Frank)**

kitty.hendrick@knightfrank.com



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