INDUSTRIAL / WAREHOUSE UNITS

TO LET.

BIRLEY VALE CLOSE • SHEFFIELD • S12 2AX



Proposed Scheme Drawings

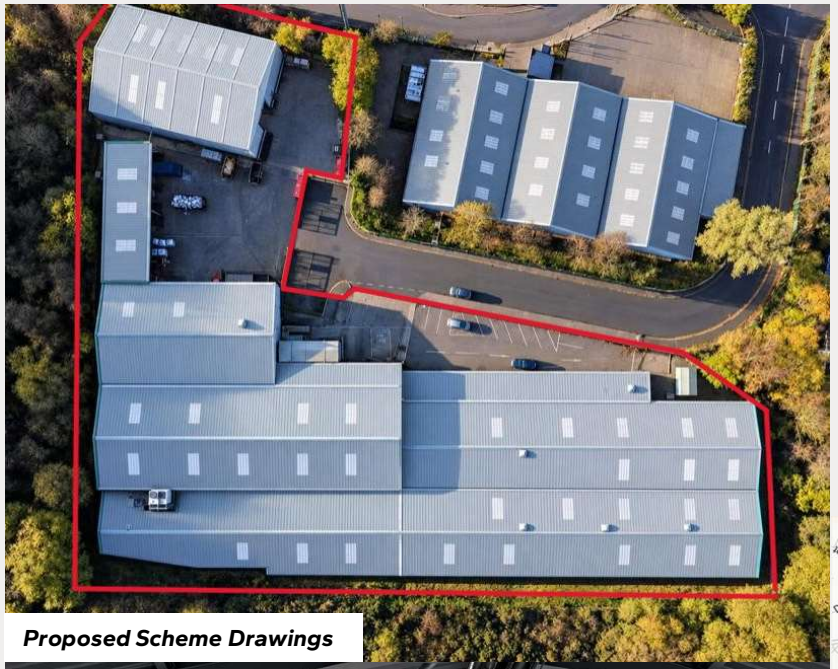
- Undergoing Refurbishment
- Units From 5,092 to 55,384 Sq Ft
- Within A Secure & Gated Site
- Suit Various Industrial Uses
- Well Established Industrial Location
- Designated Parking And Loading Areas

FLINT REAL ESTATE

DESCRIPTION

Industrial warehouse units, each providing open plan warehousing space, equipped with LED lighting, 3 phase power supply, car parking and loading doors.

- Open plan space
- Office block
- Welfare facilities
- Roller shutter doors
- 3 phase electric supply
- Designated parking areas
- Loading areas
- Within a fenced and secure industrial compound
- Established industrial estate
- 24-hour access
- Easy access to Sheffield city centre and the M1.
- Units from 5,092 to 18,282 sq ft with the ability to combine up to 55,384 Sq Ft
- Ready Q2 2027



Proposed Scheme Drawings

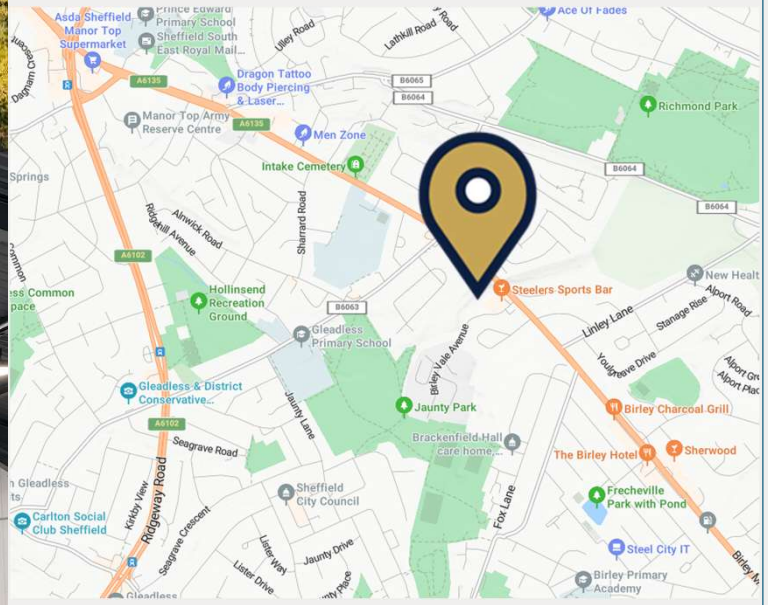


Proposed Internals

LOCATION

The units are situated on Birley Vale Avenue, just off Birley Moor Road and Mansfield Road in Sheffield. The site has excellent links to the motorway network and Sheffield centre.

The site is approximately 6 miles to the South of Junction 33 of the M1 and 4 miles southeast of Sheffield City Centre. The property forms part of an established industrial location in Birley, with similar surrounding uses close by.



SAT NAV: **S12 2AX**

/// **BLOCKS.COUCH.SCORES**

ACCOMMODATION

Measurements below with plans available upon request.

Unit	Sq M	GIA Sq Ft
1	613.43	6,603
2	1,698.00	18,285
3	894.65	9,630
4	461.82	4,971
5	463.58	4,990
6	473.06	5,092
7	540.05	5,813
TOTAL	5,145	55,384

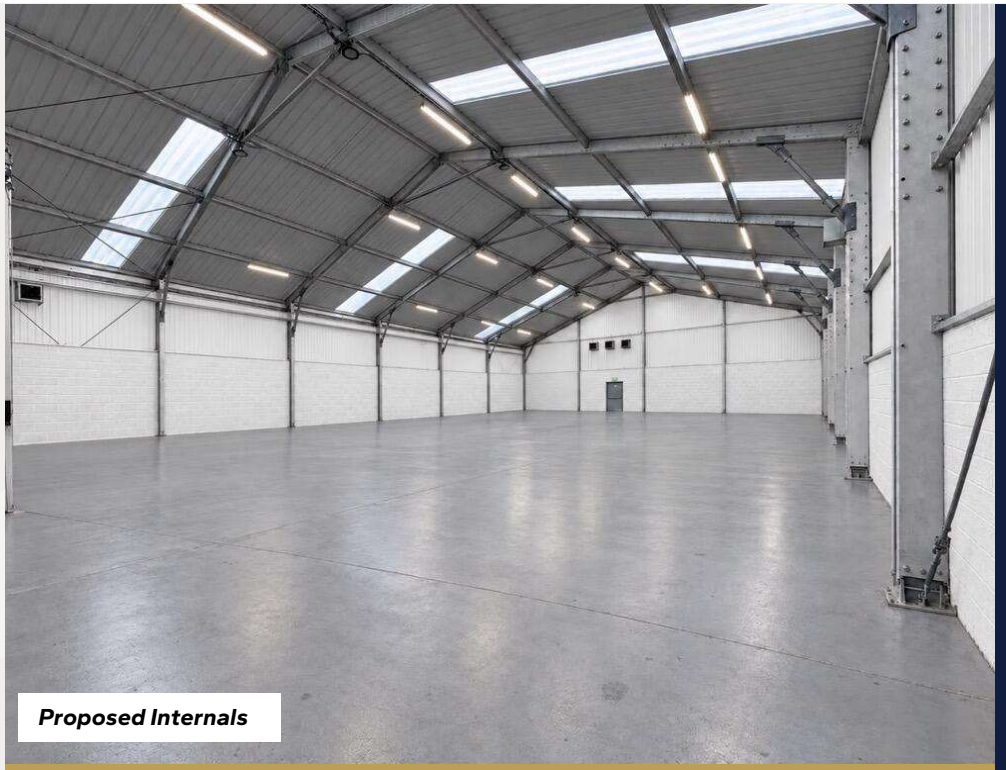
ASKING RENT

Rent on application.

Please contact the agents for more information.

LEASE TERMS

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



Proposed Internals

SERVICES

Mains services including 3-phase power supply are connected.

VAT

VAT is payable.

EPC

Rating: TBC – undergoing scheme of refurbishment

AML

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

BUSINESS RATES

To be confirmed – the units are yet to be separately assessed. Please contact the local authority for more information.

VIEWINGS

By appointment with the Sole Agents below:

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REAL ESTATE

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UNIT 1
6603 sq.ft
BIRLEY VALE CLOSE
UNIT 2
18285 sq.ft
UNIT 3
9630 sq.ft
UNIT 4
4971 sq.ft
UNIT 5
4990 sq.ft
UNIT 6
5092 sq.ft
UNIT 7
5813 sq.ft
0
10
20
30
40