

VARIOUS INDUSTRIAL / WORKSHOP UNITS

TO LET.

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



- Various Units from 1,015 to 11,802 Sq Ft
- Designated Parking Areas
- Loading Doors and HGV Access

- Close to City Centre & J34 M1
- Units From Only £150 Per Week
- Flexible Options Available



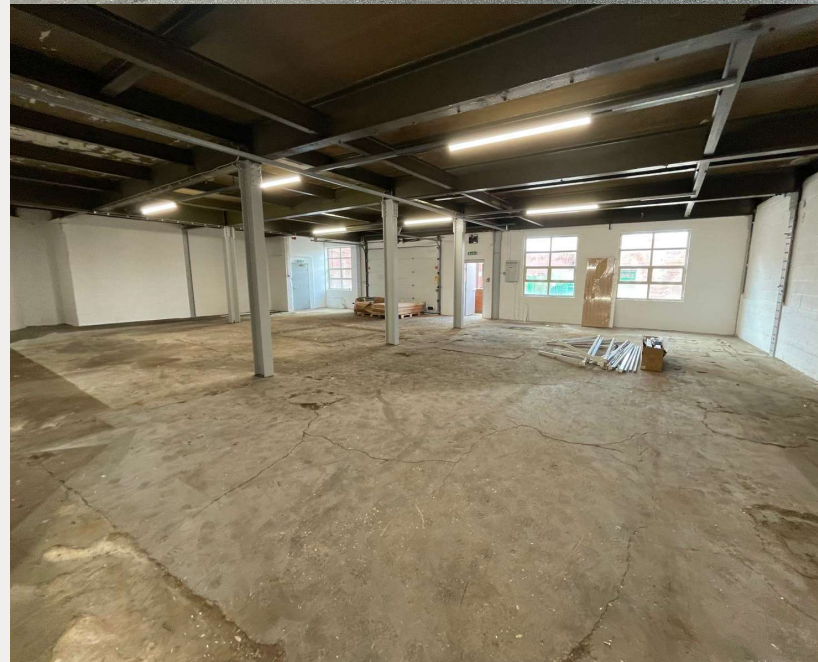
FLINT
REAL ESTATE



DESCRIPTION

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

- Units available from 1,015 to 17,579 Sq Ft
- Loading doors & HGV access
- 3 phase power supply
- Loading doors
- 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



AVAILABILITY

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

Unit	Sq M	Sq Ft
Unit 8	94.30	1,015
Unit 2A	126.99	1,367
Unit 2B	260.68	2,806
Unit 4	268.95	2,895
Unit 9 (FF)	345.50	3,719
TOTAL	1,096.42	11,802

ASKING RENT & TERMS

Available from £150 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

VAT is applicable.

AML

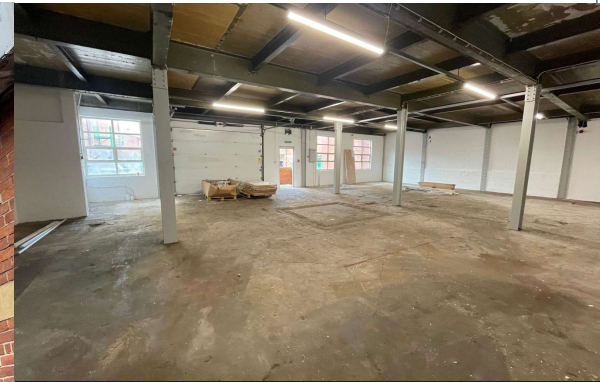
Tenants will have to supply information to comply with Anti Money Laundering Regulations.

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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