

# INDUSTRIAL / TRADE UNIT WITH LARGE YARD

FURNIVAL ROAD • SHEFFIELD • S4 7YA



# TO LET



- Industrial / Trade Unit on 0.68 Acres
- Large Yard & Parking Area
- Total GIA : 453.49 Sq M (4,881 Sq Ft)

- Excellent Road Connections
- Surfaced & Secure Yard Area
- Suit Various Uses





## DESCRIPTION

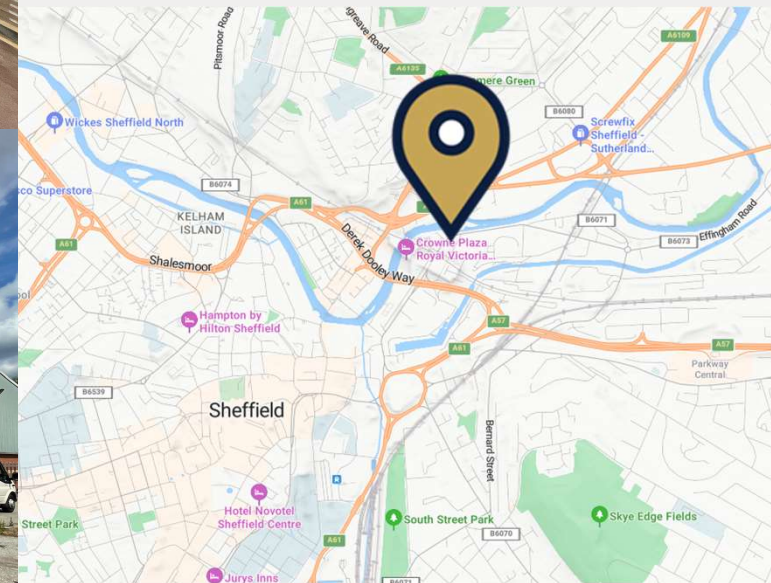
**The property comprises an industrial unit with a large surfaced and secure yard area**

- Open plan warehouse / workshop
- Eaves height of 5.06m
- Suitable for various uses
- W/C facilities
- Site area of 0.68 acres
- Fenced and secure site
- LED lighting to the warehouse
- Large yard / parking area
- 3-phase power supply
- Four loading doors
- Mix of tarmac and solid hardcore yard area



## LOCATION

The property is well located to the North East of the city core, with good access on to the inner ring road (A61). The property is within an established commercial environment, within walking distance of the Canal Basin, Park Square roundabout and both bus and rail stations. Furnival Road gives direct access into the Lower Don Valley area and this location affords good access to the motorway network via Sheffield Parkway and both Junctions 33 and 34 of the M1.



SAT NAV: S4 7YA



KINKS.FANTASTIC.SUSHI



## ACCOMMODATION

Unit (GIA)	Sq M	Sq Ft
WAREHOUSE	453.49	4881

Site area 0.68 acres

## ASKING RENT

Rent on application.

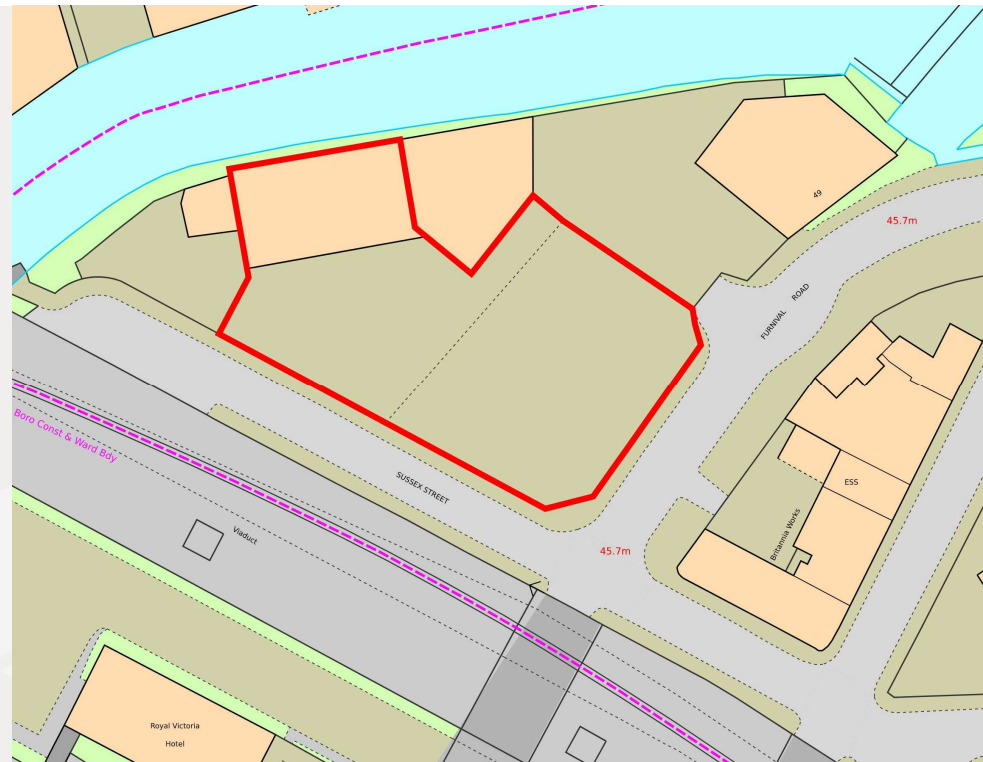
Please contact the agents for more information.

## LEASE TERMS

The property is available to lease on FRI terms to be agreed however a minimum of 5 years is preferred.

## BUSINESS RATES

Please contact the local authority for more information.



## SERVICES

Mains services including 3-phase power supply are connected.

## VAT

Rent is subject to VAT.

## EPC

Please contact the agent.

## AML

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



## VIEWINGS

By appointment with the Sole Agents below:

**Ben Flint**

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