

INDUSTRIAL / WAREHOUSE UNIT

ATHOL ROAD • WOODSEATS • SHEFFIELD •
S8 0PA



FOR SALE / MAY LET



- Industrial / Warehouse / Workshop Unit
- 1,238.51 Sq M (13,331 Sq Ft)
- Very Popular Business Location

- Recently Refurbished
- Close to Sheffield City Centre
- Ideal for Owner Occupiers & Investors



FLINT
REAL ESTATE



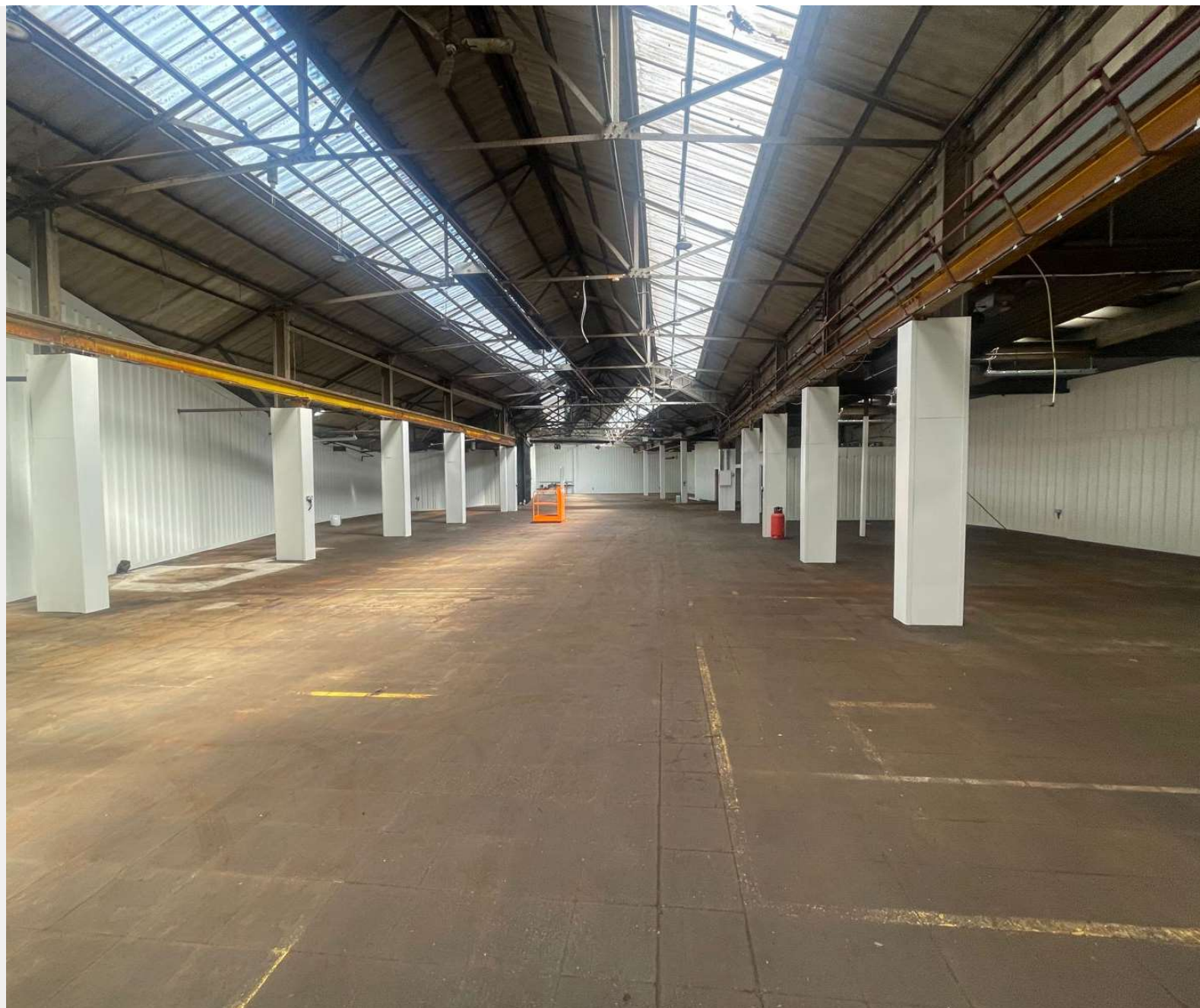
PROPERTY SUMMARY

Rare opportunity to purchase a industrial / workshop premises in a sought after, prominent location on the edge of Sheffield City Centre

- 13,331 Sq Ft (GIA) on 0.5 acres
- Available TO LET / FOR SALE
- Ideal for owner occupiers and speculative investors
- Recently refurbished to a good standard
- New cladding
- Two loading doors
- Open plan space
- External yard and parking areas

Inviting offers in excess of £895,000

**Asking rent £5.50 per sq ft / £73,500
per annum exclusive**





DESCRIPTION

Industrial unit suitable for a range of workshop, storage and industrial uses

- Recently refurbished to a high standard which includes recladding to the elevations
- Open plan warehouse / workshop
- Rare overhead gantry crane of 3 tonnes
- 2 x loading doors
- Gas connection and ambi rad heating
- Offices and w/c facilities
- LED lighting
- Yard and gated parking area
- Ground floor office
- 3 phase power supply
- Secure compound area with gated access
- Min eaves of 4.41m



LOCATION

Located in the popular Athol Road within the Woodsia's area South of Sheffield city centre which is approximately 2.7 miles to the north of the property. Sheffield Parkway (A61) is circa 3 miles to the North East. Chesterfield town centre is located 10.8 miles to the South via Chesterfield Road South.

The property is prominently located and able to take advantage of the cities excellent road connections.



SAT NAV: S8 0PA



FOODS.FOLLOW.SYSTEM



ACCOMMODATION

The property has the following Gross Internal Area:

	Sq M	Sq Ft
Total GIA	1,238.51	13,331

The site area is 0.481 acres

ASKING PRICE

Offers in excess of £895,000.

Please note there is an element which is held via LLH. Please contact the agent.

LEASE TERMS / RENT

The property is available to lease on FRI terms to be agreed at £5.50 per sq ft / £73,500 pax.

BUSINESS RATES

Ratable Value: £22,000

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



SERVICES

Mains services including 3-phase power supply are connected.

VAT

Rent / asking price quoted is exclusive but may be subject to VAT.

EPC

To be confirmed.

AML

Tenants and/or purchasers will have to supply information to comply with Anti Money Laundering Regulations.



VIEWINGS

By appointment with the Sole Agents below:

Ben Flint

07494735001 • 01302 639838

ben@flintrealestate.co.uk

Alexandra De Freitas

07538844869 • 01302 639838

alexandra@flintrealestate.co.uk



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