

TO LET.

Refurbished Industrial / Warehouse Unit.



Unit 5 Fieldhouse Way Industrial Estate, Sheffield, S4 7SF.

Industrial / Warehouse unit extending to 3,664 sq ft GIA.

Location.

The available accommodation is situated on Fieldhouse Way within the Lower Don Valley area of Sheffield. The property is located just 3.5 miles to the north east of Sheffield City Centre and benefits from excellent links to the M1 Motorway at Junction 34 approximately 3 miles away.

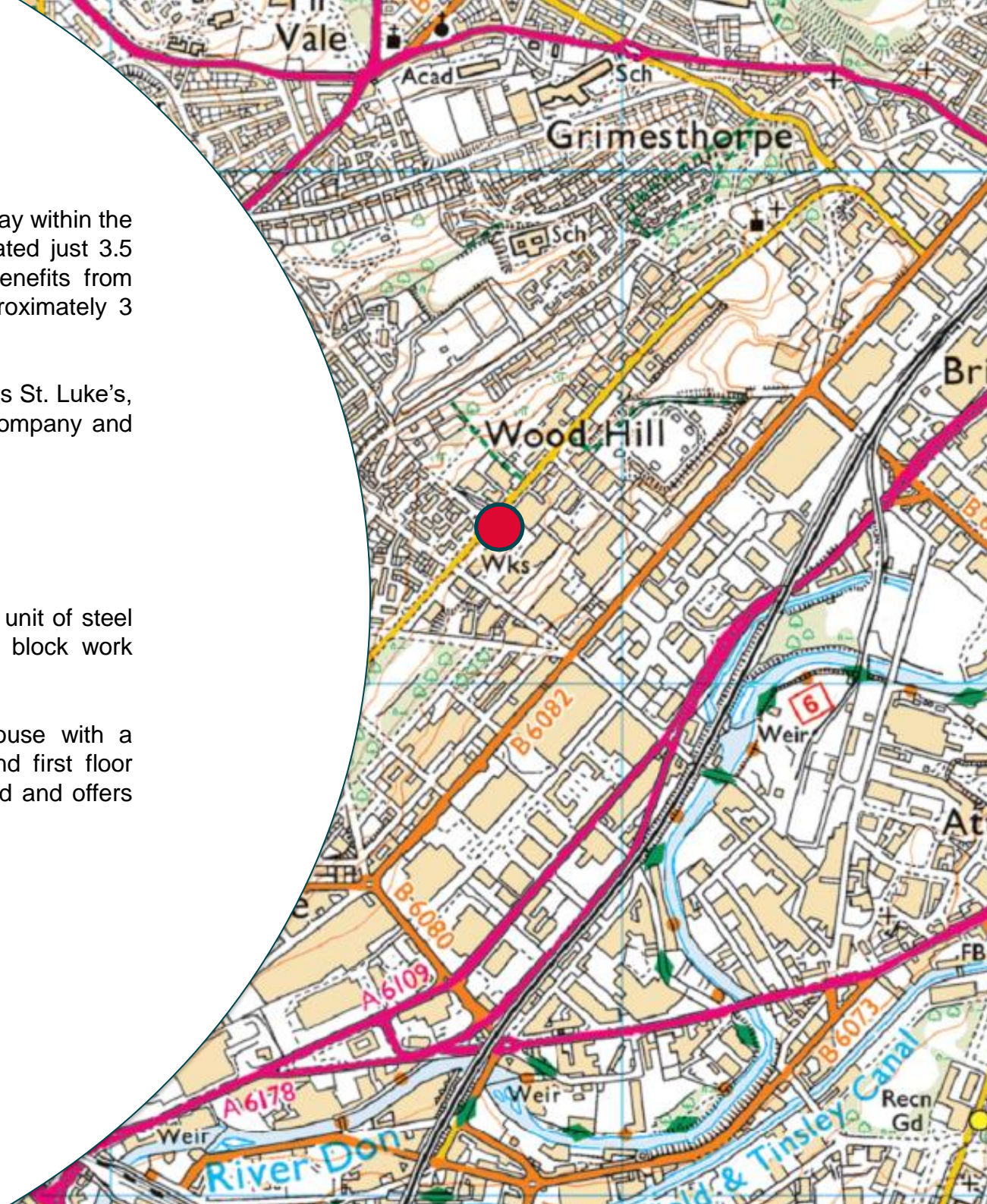
The surrounding area is home to notable occupiers such as St. Luke's, Sheffield Precision Medical, Mudfords, English Pewter Company and numerous more.

Description.

The available property comprises a mid-terrace industrial unit of steel portal frame construction with a combination of brick / block work elevations and steel cladding above.

Internally the unit benefits from an open plan warehouse with a reception / entrance area, ground floor office, W/Cs and first floor partitioned offices. The unit has recently been refurbished and offers the following specification:

- ❖ Full height roller shutter door
- ❖ LED lighting in the warehouse / intermediate skylights
- ❖ Heating to the warehouse
- ❖ Fitted office accommodation
- ❖ Reception area
- ❖ W/Cs
- ❖ Good sized yard area
- ❖ Freshly painted floors and walls
- ❖ Carpet & heating in offices



Accommodation.

We understand the premises have the following Gross Internal Areas (GIA):

Description	Sq M	Sq Ft
Unit 5	340.39	3,664

Availability.

The premises are available to let by way of a new full repairing and insuring lease direct from the landlord on terms to be agreed.

Quoting Rent.

The rent is £27,480 per annum exclusive.

Rateable Value.

It is understood that the unit has the a rateable value of £11,000.

100% small business rates relief may be available subject to status. Interested parties should verify the rates payable with the local rating office.

EPC.

The property has an EPC rating of C(72). A full copy of the EPC Report is available upon request.

Legal Costs.

Each party is to be responsible for their own legal costs incurred in any transaction.

Due Diligence.

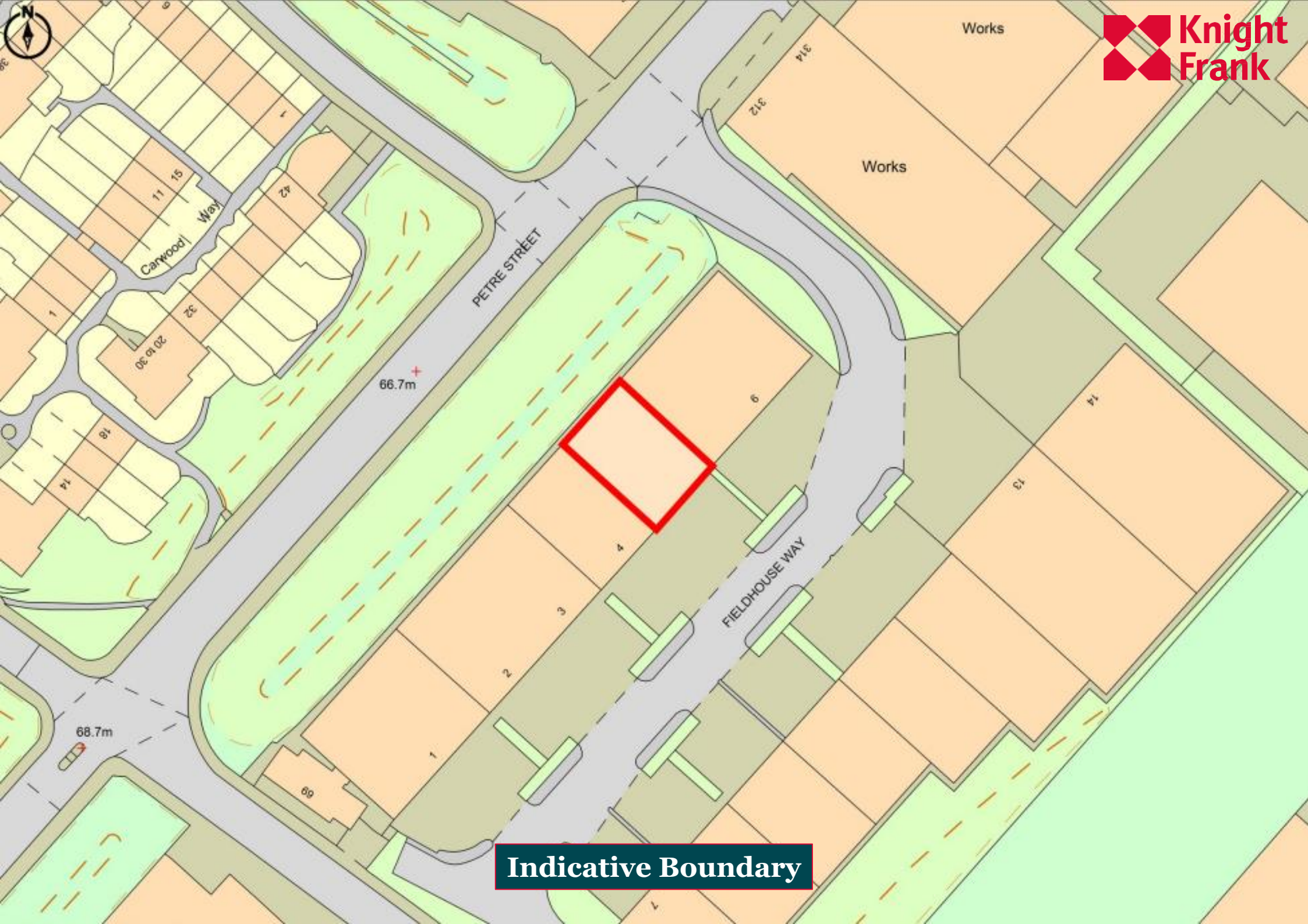
Interested parties will be requested to provide the agent with company information to comply with anti-money laundering legislation.

VAT.

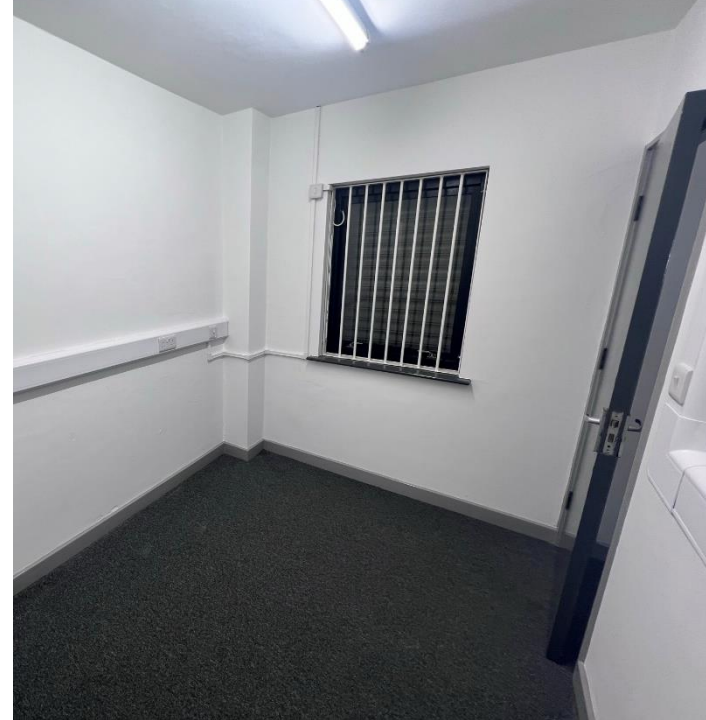
All figures quoted re exclusive of VAT at the prevailing rate, where applicable.

Service Charge.

There will be a service charge payable to contribute to the overall maintenance of the common areas within the estate.



Indicative Boundary



Contact.

For further information, or to arrange a viewing, please contact Joint Agents Knight Frank LLP or CPP.

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Particulars dated January 2023. Photographs dated January 2023.

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