

0114 2449121

eddisons.com

Eddisons

**INDUSTRIAL WAREHOUSE - TO LET  
(BY ASSIGNMENT OR NEW LEASE)**



**UNIT 2 SILVER MILLS, CLUB MILL ROAD, HILLSBOROUGH, SHEFFIELD,  
SOUTH YORKSHIRE S6 2FH**

**Rent: £45,000 per annum exclusive**

**Size: 9,726 sq ft (903.58 sq m)**

- Available on new lease.
- Ideal for a variety of uses.
- Eaves height of 6.1 m.
- 2 x 5 tonne travelling gantry cranes.

## LOCATION

The property is located to the east side of Club Mill Road approximately 200 yards north of its junction with the B6074 Neepsend Lane in the Sheffield suburb of Hillfoot.

Hillfoot is approximately 2 miles north of Sheffield City Centre via the aforementioned B6074 or the A61 towards Hillsborough.



## DESCRIPTION

The property comprises the middle bay of a triple bay workshop known as Silver Mills and is of steel portal frame construction with corrugated asbestos upper elevations and roof covering incorporating acrylic roof panels. The exterior lower elevations are of brick and concrete block with partition wall of profile metal sheet.

The workshop has a roller shutter vehicle access door in the front elevation and a solid concrete floor with 6.1 m eaves above. The workshop has two full length travelling gantry cranes each of 5 tonne capacity.

## SERVICES

Two 5 tonne travelling gantry cranes are installed.

We understand that mains water and three phase electricity are connected to the property.

Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

## ACCOMMODATION

All measurements are approximate prepared on a gross internal area basis. IPMS areas are available on request.

	M <sup>2</sup>	SQ FT
Workshops	903.6	9,726
Mezzanine	68.8	740
<b>Totals</b>	<b>972.4</b>	<b>10,466</b>



## RENT

£45,000 per annum exclusive

## VAT

We understand that VAT is not payable in this instance, however, interested parties are requested to satisfy themselves as to the applicable VAT position, if necessary by taking the appropriate professional advice.

## LEASE TERMS

The property is available by way of a new 3, 6 or 9 year fully repairing and insuring lease or by assignment of the current lease which expires in September 2026.

## BUSINESS RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value of £29,000.

## TENURE

Leasehold

For more information, visit [eddisons.com](http://eddisons.com)  
T: 0114 2449121

### Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with this transaction.

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## EPC

The property has an EPC rating of C(55).

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## ANTI-MONEY LAUNDERING

Please note all prospective parties will need to be verified for anti-money laundering purposes prior to the deal being agreed.

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## VIEWING

Strictly by appointment with the sole agents:- Eddisons

1 Blackburn Road

Sheffield

S61 2DW

Contact: Paul Oddy

Paul.Oddy@eddisons.com

(0114) 2449121

Ref: PDO/751.1225416

For more information, visit [eddisons.com](https://www.eddisons.com)

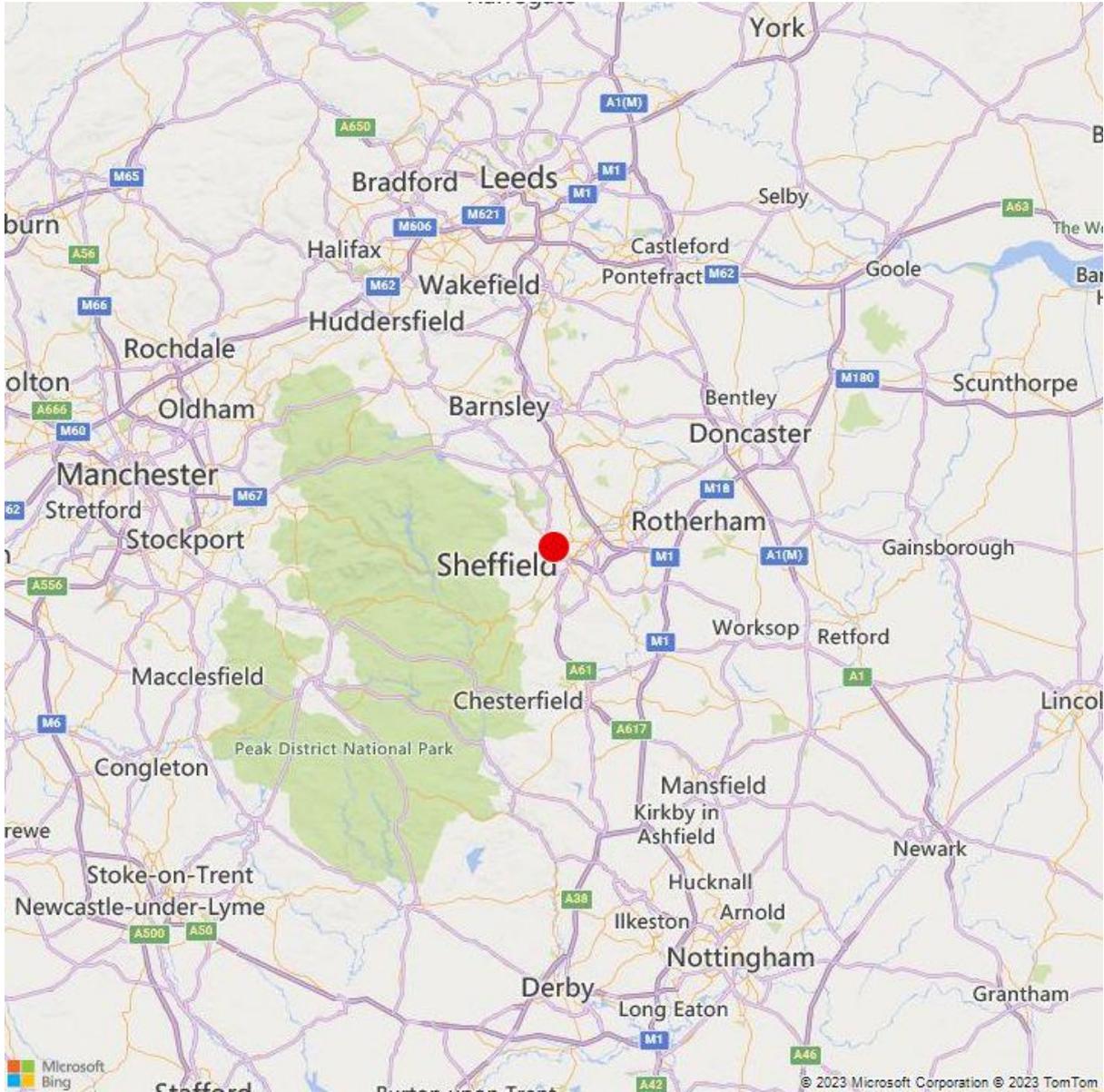
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