TO LET
WAREHOUSE / WORKSHOP

bht
brackenridge hanson tate

UNIT 4 IRONBRIDGE INDUSTRIAL ESTATE, RETFORD ROAD, SHEFFIELD, S13 9WA

- 2,129 sq.ft. (197.79 sq.m)
- Eaves height - 5.2m
- Nearby access to M1 via Junction 31
- Service yard providing loading and parking
- Automatic roller shutter door

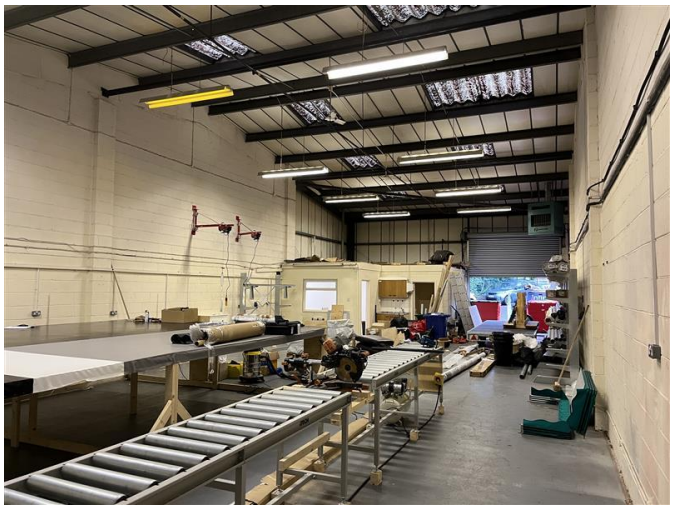
Tel: 0113 244 9020 / www.bht.uk.com

LOCATION

The property is located in the Sheffield suburb of Handsworth, approximately 6 miles east of the City Centre, positioned nearby a large business estate developed in the 1970s and 1980s. The property benefits from easy access to the M1 at Junction 31 which also leads to the M18 at Junction 32. The M1 motorway can also be accessed via the A57 Sheffield Parkway which provides good access to Sheffield City Centre. The property is situated on the north side of Retford Road.

DESCRIPTION

The property comprises a mid terrace steel frame industrial unit of mainly brick, block and metal profile cladding, surmounted by a pitched asbestos roof incorporating 10 % natural roof lights. The unit has concrete flooring with painted blockwork walls and suspended fluorescent strip lighting and has an eaves height of 5.2m.



ACCOMMODATION

The unit has been measured in accordance with the RICS Code of Measuring Practice and provides the following Gross Internal Floor Areas:-

Total GIA	**2,129 sq.ft.**	**197.79 sq.m**

TERMS

The unit is available to let by way of a new full repairing and insuring lease for a term of years to be agreed at a rent of **£21,000 per annum exclusive**. Any tenant will be responsible for a proportion of the communal Service Charge for the building, details on request.

RATES

The property has a Rateable Value of £12,000.

ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band E (112) valid until the 22nd May 2033. A copy of the EPC is available on request.

LEGAL COSTS

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

VAT

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

FURTHER INFORMATION/VIEWING:

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Subject to Contract
Aug-26

Misrepresentation Act
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