

To Let.

New Detached Industrial Unit – On Site – PCQ3 2025.



Indicative Image



324 Coleford Road, Darnall, Sheffield, S9 5PH.

Industrial / warehouse with fitted offices – 12,600 sqft (1,175 sqm)

Location.

The property fronts on to Coleford Road in Darnall, conveniently situated off Greenland Road (A6102), a main arterial route through Sheffield. Junction 34 is easily accessible via Shepcote Lane and Junction 33 of the M1 located only approximately 4 miles away.

Local occupiers include Europa Engineering, Atomising Systems Ltd, Genesis Metals Ltd, OSL Cutting Technologies and Paragon CC.

Description.

This available accommodation will comprise a modern detached industrial / warehouse unit with ancillary two-storey office accommodation.

The property is under construction and will be finished to a high specification to include the following:

- Detached unit of steel frame construction with profile clad elevations
- 6.5m to the underside of the haunch
- Full height roller shutter loading door
- Good quality fitted office accommodation, arranged over two floors.
- WCs and shower
- EV charging point
- Good sized secure service yard with marked car parking spaces
- Connections to all mains services



Accommodation.

From the plans provided, property has the following Gross Internal Floor Area (GIA):-

Description	Sq M	Sq Ft
Warehouse & Ground Floor Office	1,110	11,900
First Floor Office	65	700
Total	1,175	12,600

Terms.

The accommodation is available to let by way of a new Full Repairing and Insuring (FRI) Lease on terms to be agreed.

Quoting Rent.

The quoting rent is £8.50 per sq ft per annum exclusive.

Rateable Value.



The premises will be assessed for rating on completion.

Interested parties are advised to make their own enquiries with the Rating Department of the Local Authority, .

EPC.

Available on completion.

Due Diligence.

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

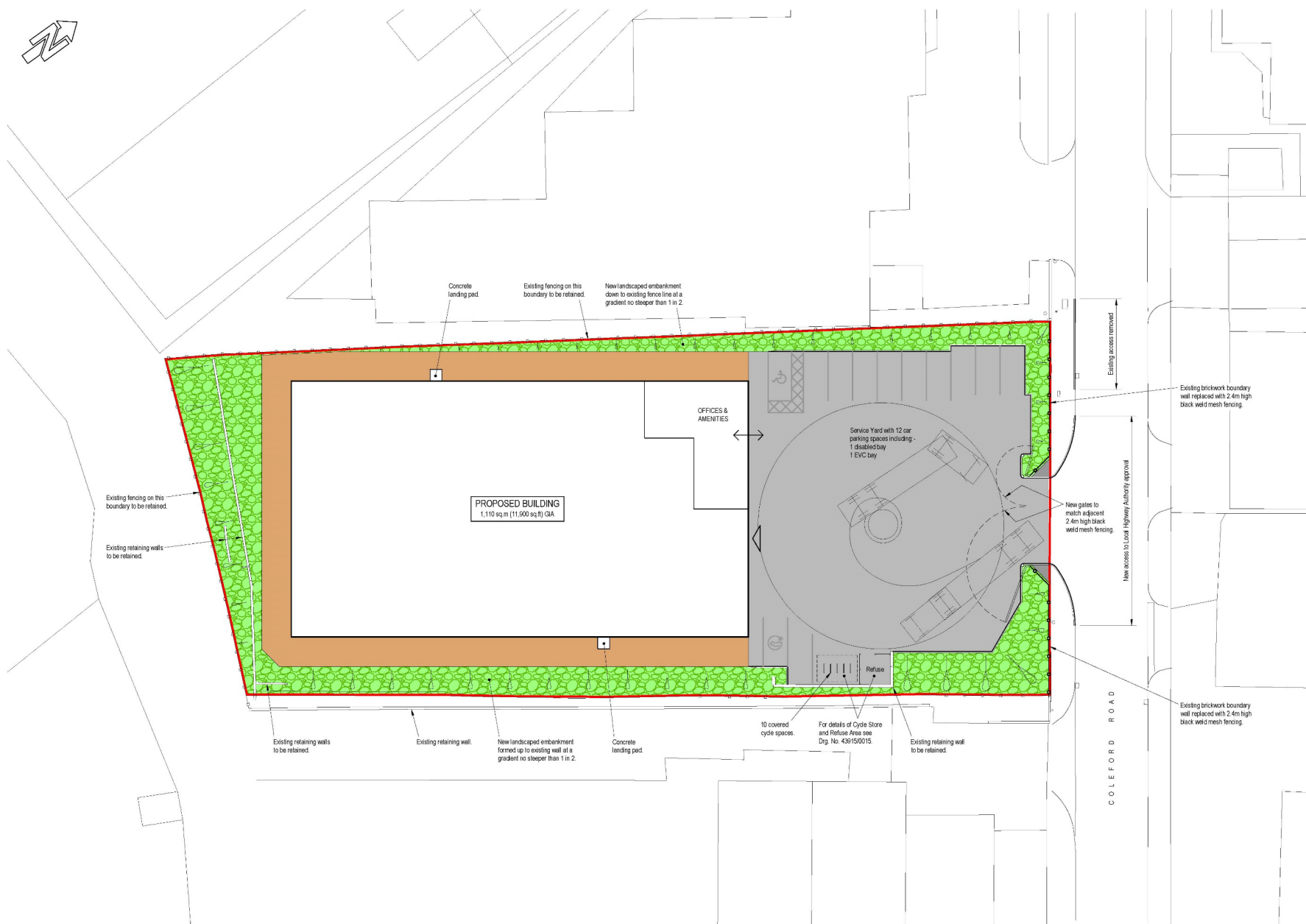
VAT.

All figures quoted are subject to VAT at the prevailing rate where applicable.

Costs.

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





PROPOSED BUILDING
1,110 sq.m (11,900 sq.ft) GFA

OFFICES & AMENITIES

Service Yard with 12 car parking spaces including - 1 disabled bay

Refuse

10 covered cycle spaces.

For details of Cycle Store and Refuse Area see Drg. No. 43915/0015.

Existing retaining wall to be retained.

COLEFORD ROAD

New access to Local Highway Authority approval

Existing access removed

Existing brickwork boundary wall replaced with 2.4m high black weld mesh fencing.

New gates to match adjacent 2.4m high black weld mesh fencing.

Existing brickwork boundary wall replaced with 2.4m high black weld mesh fencing.

- KEY -**
- Application boundary Area = 3,135 sq.m (0.775 Acres)
 - Concrete Service Yard/Car Parking
 - Tarmac footways at entrance.
 - Gravel.
 - New landscaping to details by others.
 - New 2.4m high black weld mesh fencing with matching gates.

REV	DESCRIPTION	SIG	CHK	DATE
P01	First Issue.	MW	AP	13.02.2024
P02	Minor amendments.	MW	AP	17.03.2024
P03	All existing vegetation to be replaced with new.	MW	JVSJ	08.05.2024
P04	Gate construction added. Refuse Area & Cycle Store referred to Drg. No. 43915/0015.	MW	JVSJ	07.10.2024

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324 COLEFORD ROAD,
SHEFFIELD

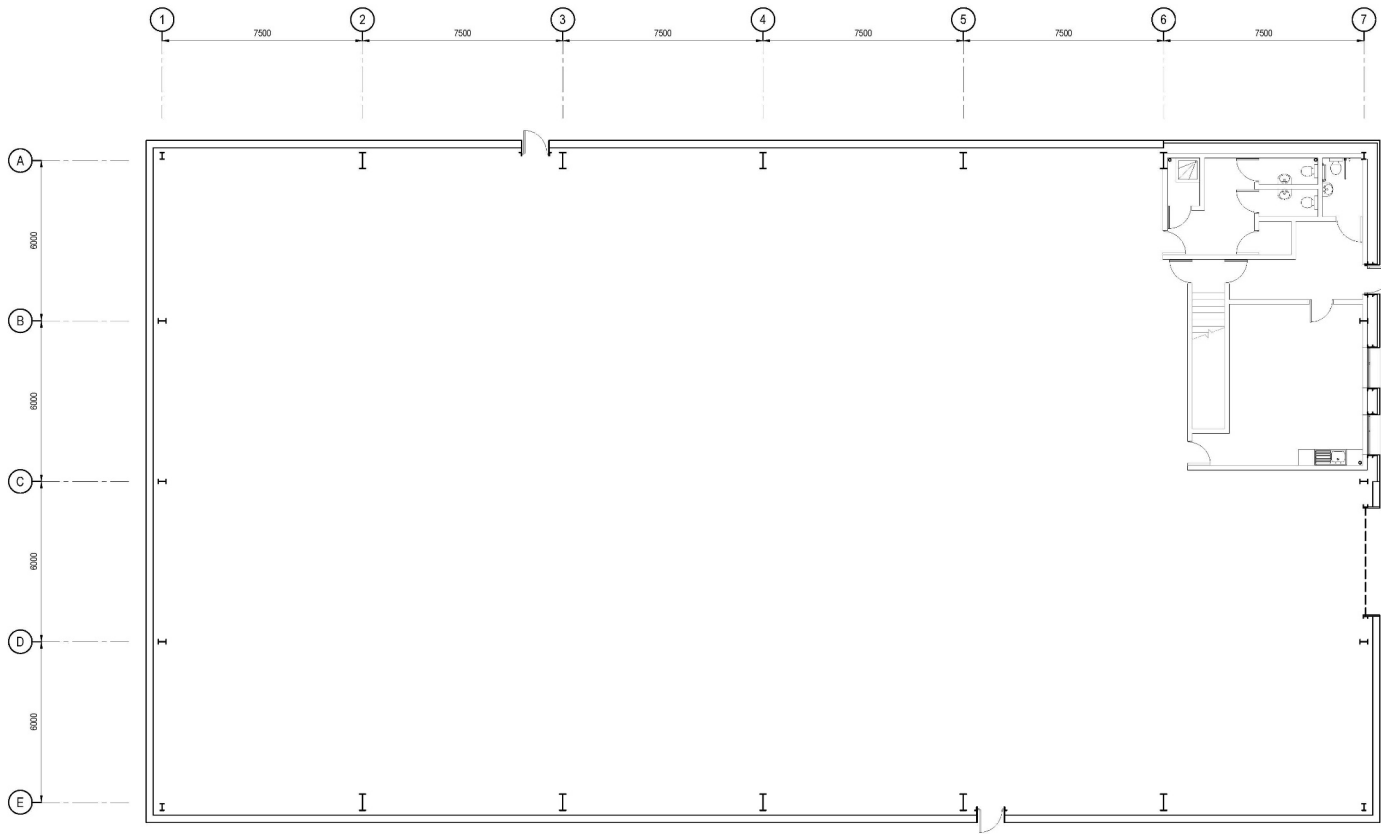
PROPOSED SITE PLAN

St Andrew's House
23 Kingfield Road
Sheffield, S11 9AS

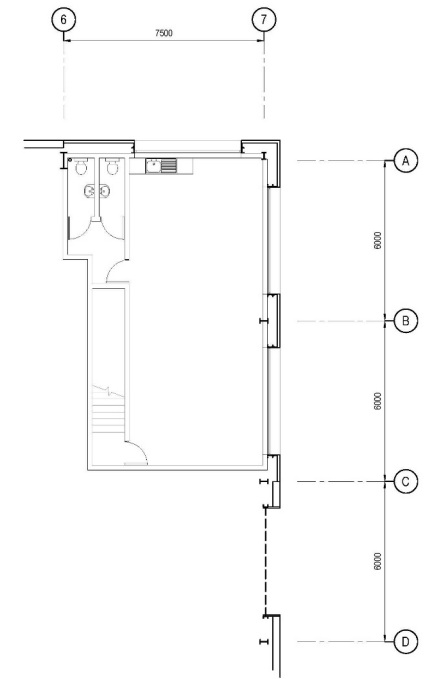
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ECE PROJECT No. **43915** SCALE AT A1 STATUS **S0** SUITABLE FOR **Initial**

DRAWING NUMBER **43915 - ECE - XX - XX - DR - C - 0012** P04



GROUND FLOOR PLAN



PART FIRST FLOOR PLAN

REV	DESCRIPTION	SIG	CHK	DATE
P01	First Issue.	MW	AP	17.03.2024

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PROPOSED FLOOR PLANS

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ECE PROJECT NO: **43915** SCALE AT A1: **1:100** STATUS: **S0** SUITABLE FOR: **Initial**

DRAWING NUMBER: **43915 - ECE - XX - XX - DR - C - 0013** REV: **P01**

Contact.

For further information, or to arrange a viewing, please contact sole agents Knight Frank:.

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