

# TO LET/MAY SELL.



*End terrace hybrid industrial/office unit with proximity to Sheffield City Centre and access to Junction 33 of the M1.*



**50 Broadfield Road, Lowfield, Sheffield, S8 0XJ.**

*Hybrid industrial / office unit in prominent location extending to approximately 3,546 sq ft (329.5 sq m) – Available Now.*

## Location.

The premises are located off Broadfield Road in South West Sheffield. Broadfield Road provides direct access to both the main arterial route of Chesterfield Road (A61) and Abbeydale Road (A621), which each link to Sheffield City Centre approximately 2.6 miles to the North, whilst also linking to Chesterfield Town Centre to the South approximately 11.1 miles away. Junction 33 of the M1 lies approximately 7.2 miles to the North East of the premises.

The surrounding area is well-established and comprises a mix of industrial, office, retail, trade and leisure occupiers, including Firma-Chrome, Wolf Safety Lamp Co, Sheffield Antique Centre, Pagets Builders Merchants, Ponsford, Euro Car Parts and Virgin Active.

## Description.

The premises offer an end terrace hybrid industrial/office unit of steel portal frame construction with metal profile sheet clad elevations, set beneath a pitched roof incorporating translucent roof panels. The unit is set within a modern business park comprising multiple units.

Externally the accommodation has a shared forecourt with car parking for approximately 3 cars to the side of the building, with further loading / parking space directly outside the roller shutter door. The wider site benefits from secure perimeter fencing with gated access into the yard off Broadfield Road.

The hybrid industrial / office unit is finished to the following specification:

- 1X Ground level loading door
- Fully fitted office accommodation arranged over two floors including LED lighting and gas central heating.
- Fluorescent strip lighting to the warehouse
- Eaves height of 5.1m
- Gas blow heaters to the warehouse
- Kitchenette and canteen
- W/C facilities
- 3 demised spaces and good sized shared forecourt / yard area



## Accommodation.

We understand that the property has the following Gross Internal Floor Area (GIA):-

Description	Sq M	Sq Ft
Warehouse	114.4	1,231.2
Ground Floor Offices & Kitchen	108.3	1,165.7
First Floor Offices	106.8	1,149.4
<b>Total</b>	<b>329.5</b>	<b>3,546</b>

## Terms.

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

Alternatively, the client would potentially consider a sale of the premises.

## Quoting Rent.

The quoting rent is £10.25 per sq. ft per annum exclusive.

## Quoting Price.

The guide price for sale is £450,000 and offers are invited.

## Rateable Value.

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

## EPC.

The property has an Energy Performance Certificate (EPC) rating of D83.

## 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.



# Contact.

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

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