

TO LET.



Modern industrial / warehouse / trade counter units located on the outskirts of Sheffield City Centre with proximity to J33 M1.



Units A, B & C, 9 Brittain Street, Sheffield, S1 4RJ.

Refurbished industrial / trade counter units ranging from 3,167 – 3,540 sq ft – Available immediately.

Location.

The available premises are located off Brittain Street on the outskirts of Sheffield City Centre, and benefit from direct access to the A61 inner ring road (St Mary's Road / Shoreham Street) which in turn links directly to Sheffield Parkway and further to Junction 33 of the M1 Motorway approximately 6.9 miles to the North East. Sheffield City Centre is in close proximity approximately 1 mile away.

Description.

The available accommodation comprises three modern industrial / warehouse / trade counter units arranged in a single terrace. The units have been refurbished internally to provide good quality open span warehouse space with ancillary offices and welfare facilities. Externally the units benefit from a dedicated car parking and loading area to the front, which is secured by way of a perimeter wall and benefits from secure gated access.

The premises are finished to a specification to include the following:

- Three units of steel portal frame construction with part brick and part metal profile sheet clad elevations set beneath pitched roofs
- 6.2m eaves
- Small ground floor office each to Unit A and B
- Staff facilities and WC's
- Refurbished internally to a good standard
- Full height electric roller shutter loading doors to each unit
- Connections to all mains services
- Car parking and loading area to the front of the units
- Secure site with boundary wall and gated access



Accommodation.

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

Description	Sq M	Sq Ft
Unit A	296.45	3,191
Unit B	294.22	3,167
Unit C	328.87	3,540
Total	919.54	9,898

Quoting Rent.

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

Terms.

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

Service Charge.

A service charge is payable to cover the maintenance and upkeep of the common areas of the estate.

Rateable Value.

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

EPC.

Full EPC Certificates are available for the premises upon request.

Due Diligence.

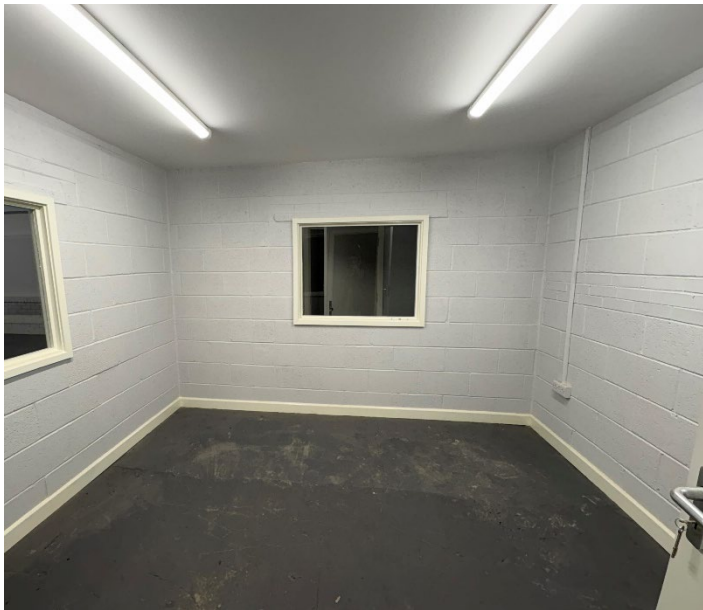
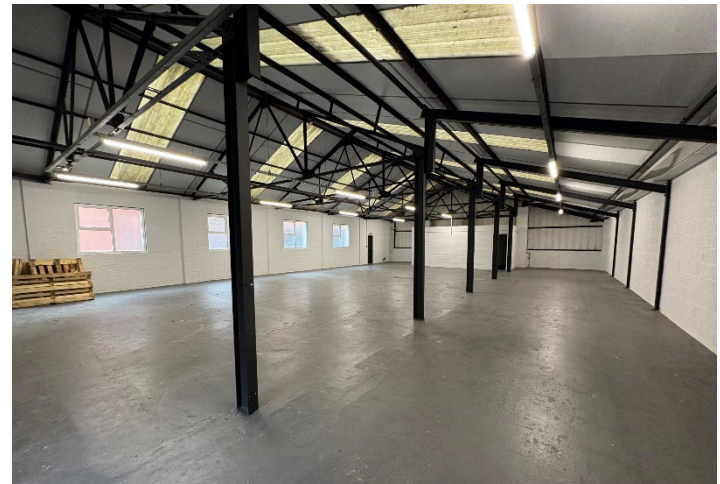
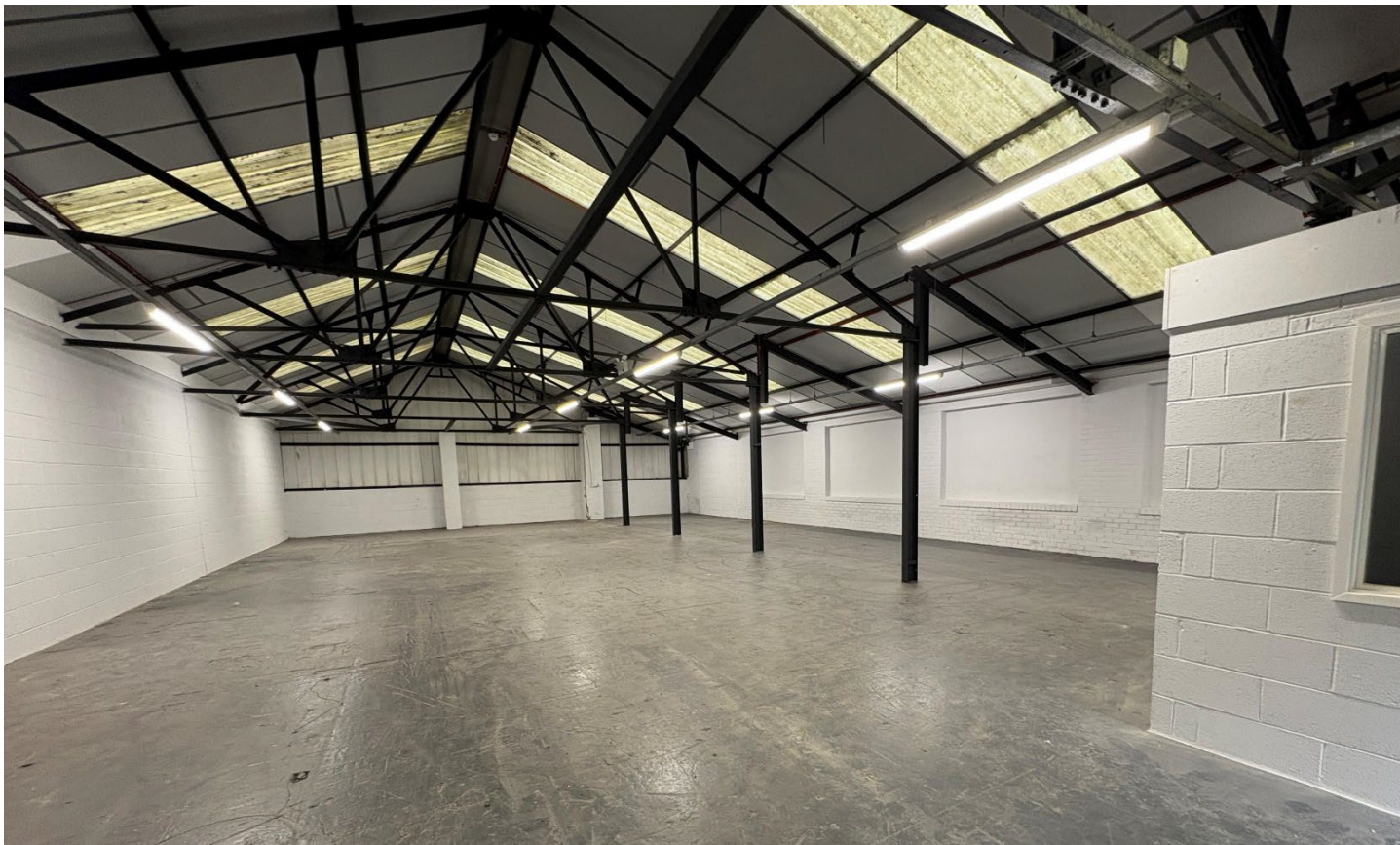
Interested parties will be requested to provide the agent with company information to comply with anti-money laundering legislation.

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 joint agents Knight Frank or Fowler Sandford:.

KNIGHT FRANK

Kitty Hendrick

+44 114 241 3907

+44 7989 735 137

Kitty.Hendrick@knightfrank.com

FOWLER SANDFORD

Jeremy Robinson

+44 114 275 1441

+44 7711 839 938

Jeremy.robinson@fowlersandford.com

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Particulars dated March 2025. Photographs dated March 2025.

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