

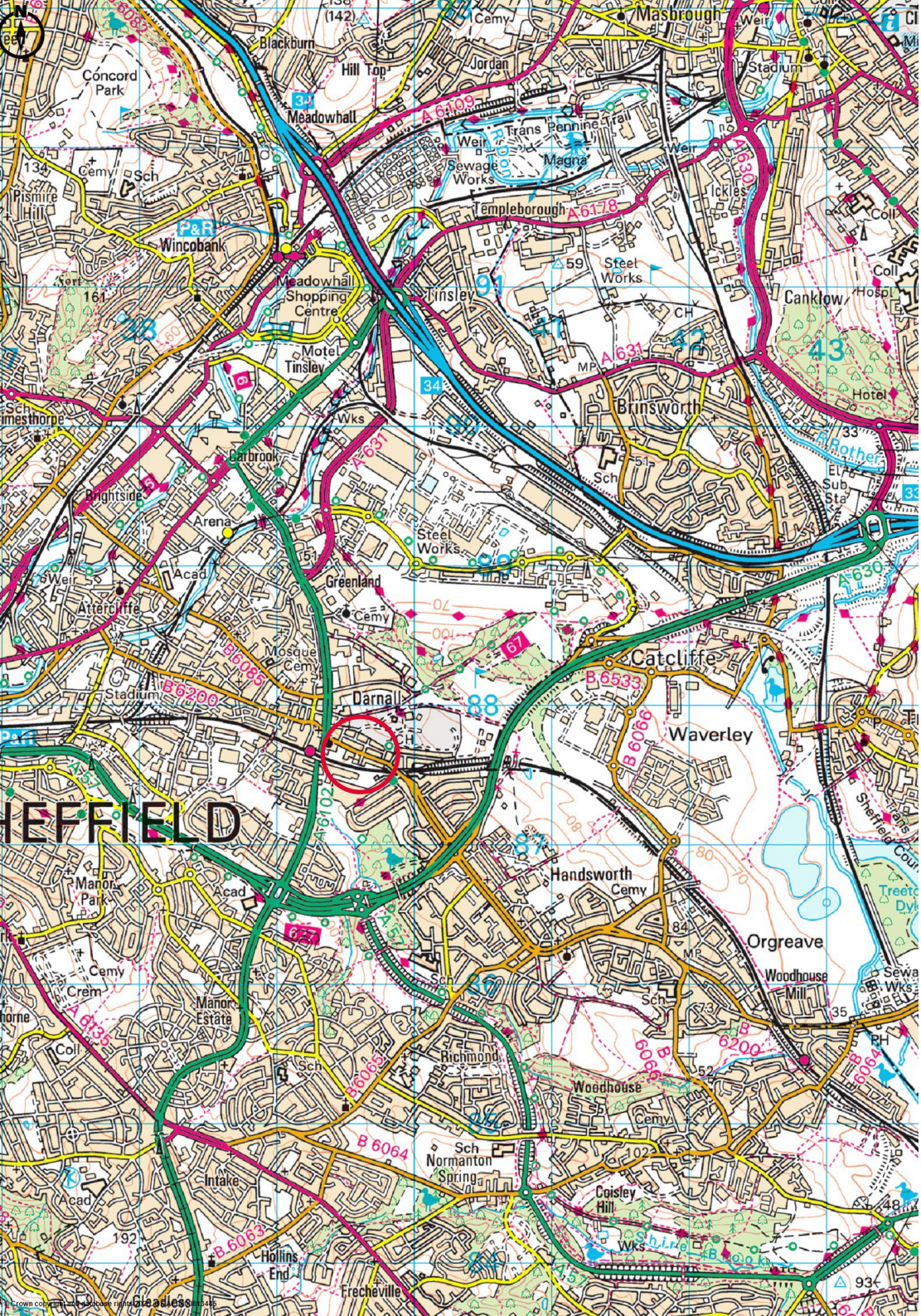
To Let.

Detached Industrial / Warehouse premises located near Junction 33 of the M1.



Langley House, 320 Main Road, Darnall, Sheffield, S9 4QL.

The premises extend to 3,860 sq ft (358.65 sq m) with a large secure and fully self-contained yard / parking.



Location.

The property is located on Main Road in Darnall, approximately 4.5 miles to the east of Sheffield City Centre. Main Road is conveniently situated off Greenland Road / Prince of Wales (A6102), a main arterial route through Sheffield benefitting from c. 25,000 passing vehicle movements a day. Junction 33 of the M1 is located circa 4 miles to the east via Sheffield Parkway (A57) and Junction 34 is easily accessible via Greenland Road and Shepcote Lane.

The premises are situated on a prominent plot that benefits from a strong frontage to Main Road. The immediate area forms an established industrial and trade location with a range of regional and national occupiers.

Description.

The property comprises a detached industrial / warehouse building with two storey office accommodation and self-contained car parking and separate secure yard to the rear. The premises are constructed of steel frame and traditional masonry construction with a combination of clad and brickwork elevations beneath pitched clad roofs with translucent light panels incorporated within the warehouse section of the building.

Externally the property is set within its own self-contained and secure grounds, accessed directly from Main Road. There is a car park to the front of the property and to the rear is a good sized surfaced yard.

The property benefits from the following specification:

- 5.25m eaves height
- Fully-fitted two-storey office accommodation
- W/C and staff facilities
- Lighting throughout
- Gas heating
- 1X Ground level loading door
- Fully self-contained yard and parking

Subject to Contract.

Accommodation.

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

Description	Sq M	Sq Ft
Warehouse	215.15	2,316
Ground Floor Offices	71.75	772
First Floor Offices	71.75	772
Total	358.65	3,860

Quoting Rent.

The quoting rent is £36,000 per annum exclusive.

Terms.

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

Rateable Value.

The current rateable value is £22,000.

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 C.

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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Particulars dated March 2025. Photographs dated March 2025.

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