

**BIRLEY VALE CLOSE  
SHEFFIELD  
S12 2AX**



**BNP PARIBAS  
REAL ESTATE**



**INDUSTRIAL / WAREHOUSE  
UNIT**

**FOR SALE  
POA**

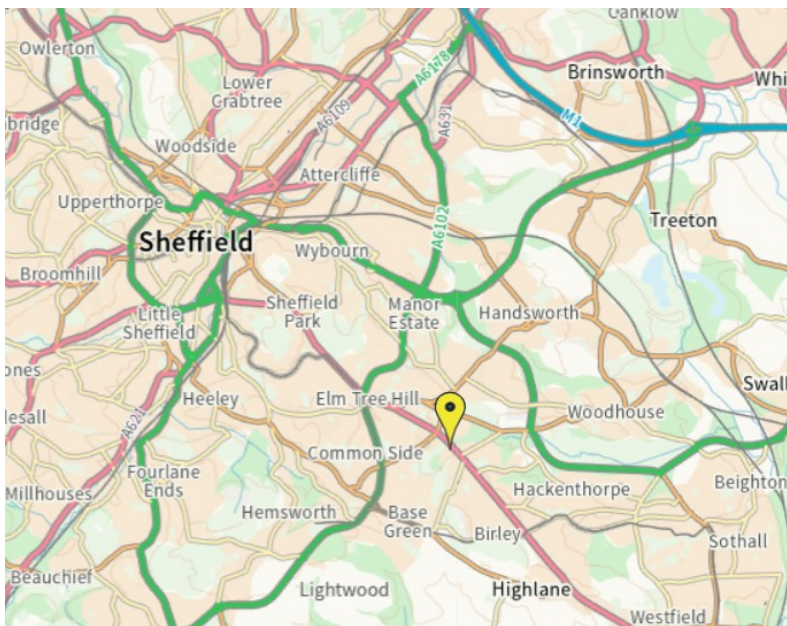
**62,208 SQFT  
(5,779 SQM)**

A rare opportunity to  
acquire a freehold  
industrial unit in an  
established location

## LOCATION

The unit is situated on Birley Vale Avenue, just off Birley Moor Road and Mansfield Road in Sheffield. The site has excellent links to the motorway network and Sheffield centre.

The site is approximately 6 miles to the South of Junction 33 of the M1 and 4 miles south east of Sheffield City Centre. The property forms part of an established industrial location in Birley, with similar surrounding uses close by.



## TENURE

The property is available by way of a freehold sale held under titles SYK305870, SYK366845 and SYK427939

## DESCRIPTION

Located on an established industrial estate the property is made up of main warehouse/ production area that is accompanied by ancillary office space. Within the service yard there is a canopy to provide sheltered external storage as well as an additional separate detached warehouse. Staff car parking is located adjacent to the office accommodation however further space is available in the secure service yard.

## RATEABLE VALUE

£133,000

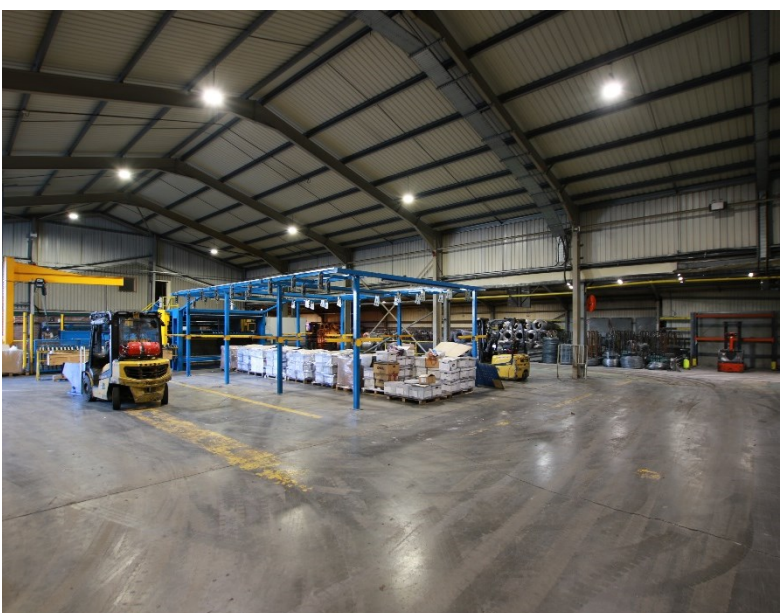
## EPC

Available upon request.

## ACCOMMODATION

FLOOR	SQFT	SQM
Warehouse / Production Area	51,854	4,817
Office	4,312	401
Warehouse	6,042	561
<b>TOTAL</b>	<b>62,208</b>	<b>5,779</b>







## VIEWINGS

Viewings are strictly by appointment only, with specific viewing dates to be announced to interested parties. Interested parties should note that BNPPRE take no responsibility for any injury or accident at the Property. Viewers and visitors of the Property do so at their own risk.

## ANTI MONEY LAUNDERING

BNP Paribas Real Estate (BNPPRE) must comply with Anti Money Laundering Regulations. As part of this requirement, BNPPRE must obtain evidence of the identity and proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence.

## CONTACTS

For more information and appointments to inspect please contact:

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## FURTHER INFORMATION

Further information on the property is available upon request.



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