



FOR SALE
2 ROTHERHAM ROAD, SHEFFIELD, S13 9LL
2.5 ACRES - 25,500 SQ FT

ON INSTRUCTION BY:

ackroyd
& abbott



LOCATION

The property occupies a prominent position at the junctions of Rotherham Road (B6066) and Retford Road (B6200) in the Handsworth area of Sheffield. It also has a direct frontage to Orgrave Road. It is adjacent to Dore House Industrial Estate and close to existing housing.

There is good access to Sheffield Parkway via the B6066 (approx. 1.4 miles), to junction 33 of the M1 motorway (approx. 2.9 miles) and to Sheffield city centre (approx. 5.8 miles). The Advanced Manufacturing Park is approx. 0.5 miles and a large scale housing development at Waverley (approx. 0.5 miles).

DESCRIPTION

The property has been used as administrative offices and a depot/works by the current owners since it was built, but is now mainly let to third parties. It comprises a 4 storey office block and a series of single storey workshops and storage buildings on a large site with extensive yard and parking areas.

PLANNING

In the adopted UDP and the draft Sheffield Plan, the site is mainly allocated for business/industrial purposes, with a part allocated as open space. Purchasers are advised to make their own enquiries to satisfy themselves that the property is suitable for their intended use.

FURTHER INFORMATION

Further information, including title information, copy leases/tenancies, EPCs, topographical survey, etc are available from the agents.

TENURE

Freehold.

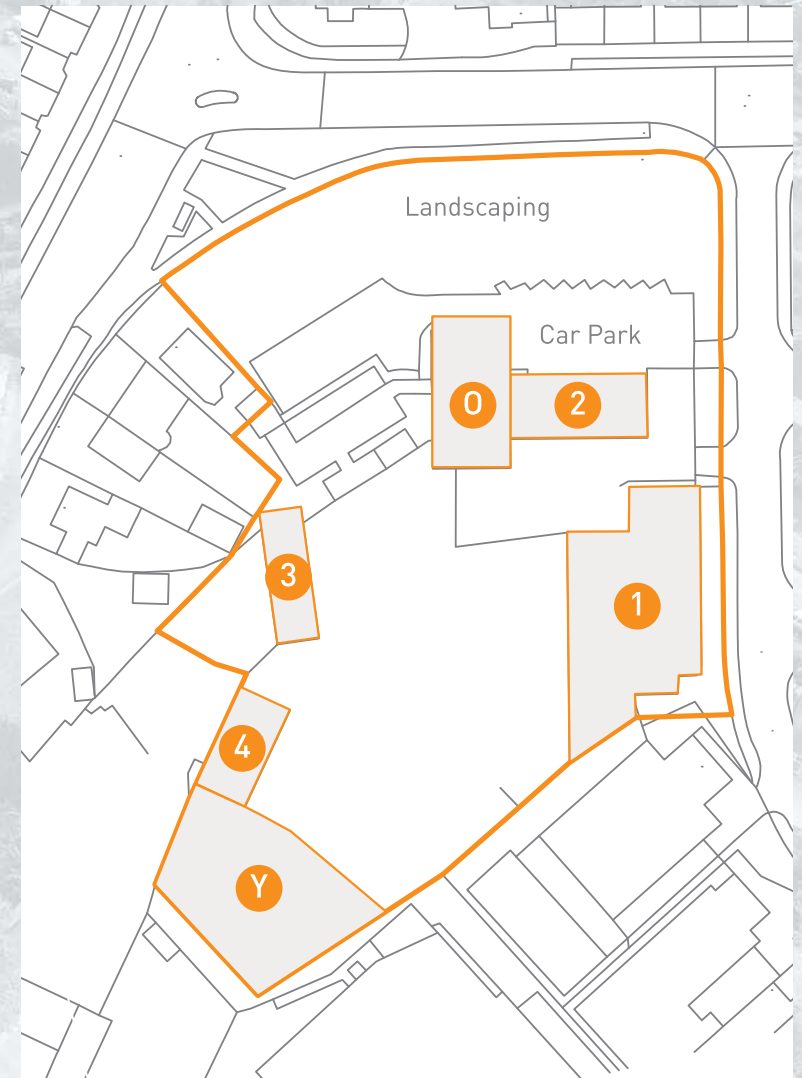
OFFICE & INDUSTRIAL ESTATE

INVESTMENT / REDEVELOPMENT OPPORTUNITY

TENANCY / ACCOMMODATION SCHEDULE

OFFICES

Offices	Sq Ft	Tenant	Annual Rent	Lease
Ground	2250	Part let to SYHA (below)		
First	2250	Vacant		
Second	2250	Vacant		
Third	2250	Vacant		
Fourth	2250	Hall UK (Manufacturing) Ltd	£12,000	June 2014, 6 years
UNIT 1				
Unit 1	8071	Kitchen World	£19,200	Initial lease June 2012, holding over
UNIT 2 (Plus yard & part of ground floor offices)				
Unit 2	2525	SYHA	£47,500	April 2017, 5 years
UNIT 3				
Unit 3	1840	Concept Performance	£6,600	Initial lease July 2014, holding over
UNIT 4				
Unit 4	1814	Vacant	-	-
OFFICE ROOF				
Roof	-	CTIL	£13,438.14	Dec 16, 15 years, landlord break year 5
	-	Arquiva	£13,438.14	In line with the CTIL Lease
Total	25500			

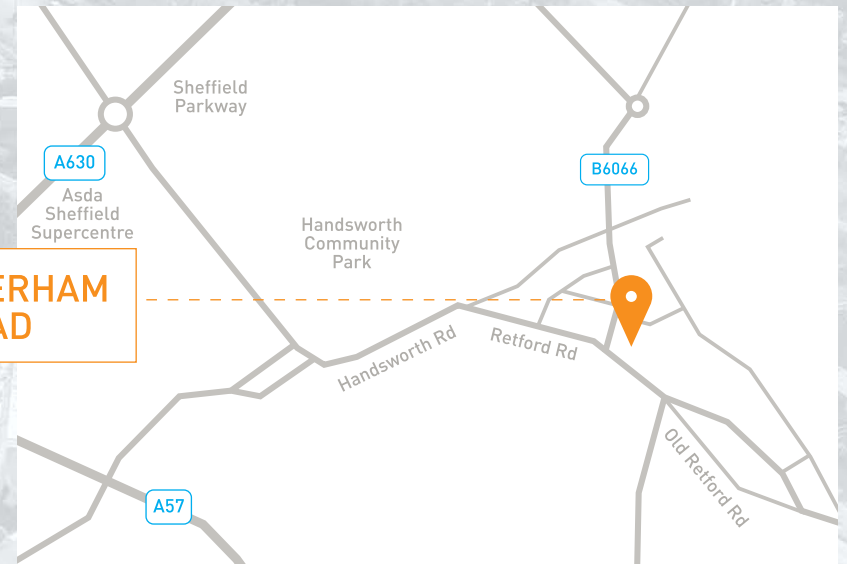
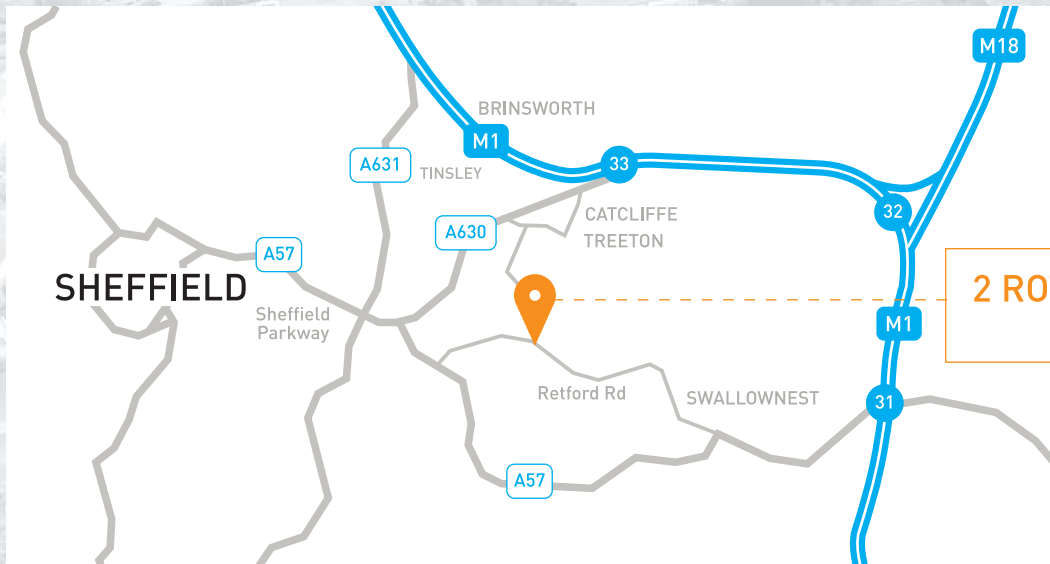


M1 LESS THAN 3 MILES

SHEFFIELD CITY CENTRE LESS THAN 6 MILES

ADVANCED MANUFACTURING PARK LESS THAN 0.5 MILES

Ref	Type	Size Sq Ft
0	Offices	11,250
1	Unit 1	8,071
2	Unit 2	2,525
3	Unit 3	1,840
4	Unit 4	1,814
Y	Yard	Leased with Unit 2



2 ROTHERHAM ROAD

OFFICES



UNIT 1



UNIT 2



UNIT 3



UNIT 4



For further information, please contact the joint selling agents:



DISCLAIMER

These particulars do not constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details contained herein are for general guidance only and prospective purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. Neither Ackroyd & Abbott, Commercial Property Partners, SMC, nor their employees or representatives have any authority to make or give any representation or warranty or enter into any contract in relation to the property. Prices quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Prices/rents quoted in these particulars may be subject to VAT in addition. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specifications attached to their contract. October 2017.