

# NorthCap

## TO LET

16,151 SQ FT

Prominent Detached  
Industrial/Warehouse Unit

## 22 Atlas Way

Sheffield | S4 7QQ

///glad.eagle.league

Indicative CGI Image

[www.northcap.co.uk](http://www.northcap.co.uk)

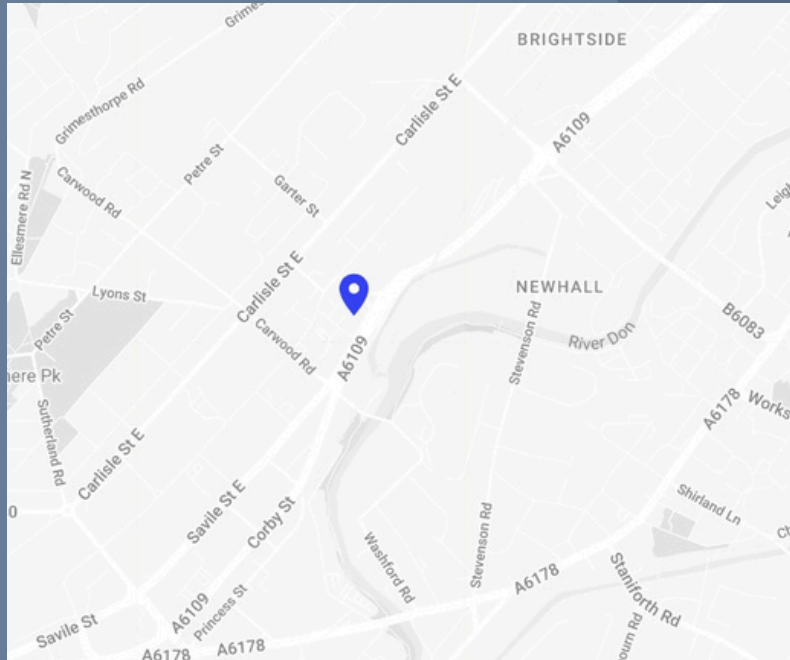




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## Prominent Detached Industrial/Warehouse Unit

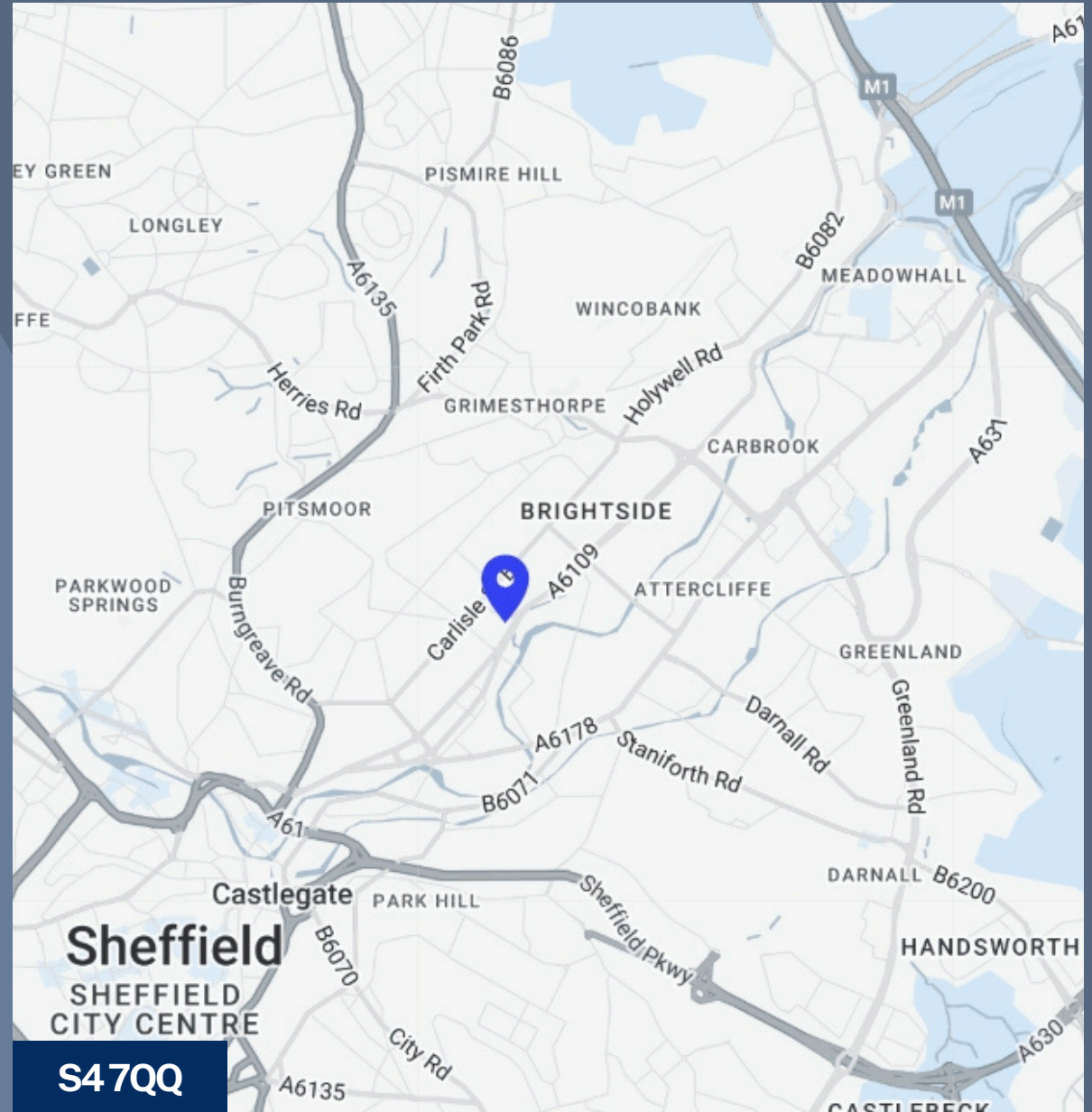
- ▶ **Excellent Location close to Sheffield City Centre**
- ▶ **Undergoing full refurbishment**
- ▶ **Large secure yard - total site area of 1 acre**
- ▶ **LED Lighting**
- ▶ **6.1m eaves height**
- ▶ **3 miles from J34 M1**
- ▶ **750kVa - 3 phase electricity supply**
- ▶ **2 storey office accommodation**
- ▶ **Full height ground level loading door**
- ▶ **Available Immediately**



The subject property is located on Atlas Way, a popular industrial estate in the heart of Sheffield's Don Valley. The subject unit is extremely prominent fronting the busy main road, Brightside Lane A6109 leading from Sheffield City Centre to J34 M1 motorway.

The M1 motorway is less than 3 miles to the east and Sheffield City Centre is less than 1.5 miles away.

This central location means the property is well connected with public transport, having a bus stop directly outside.



## ACCOMMODATION

AREA	SQ FT	SQ M
Warehouse	11,145	1,035
Ground Floor Stores/Amenities	2,570	239
First Floor Office	2,436	226
<b>TOTAL</b>	<b>16,151</b>	<b>1,500</b>



The subject property comprises a highly prominent detached industrial/trade warehouse unit with large secure yard. The unit is of steel portal framed construction and benefit from 6.1m minimum eaves height.

Externally the units benefits from a secure fenced site totalling 1 acre. The unit benefit from a full height loading door with the ability to add a further loading door, subject to tenant requirements. There is currently parking for 30 vehicles.

The unit is undergoing a full refurbishment to include newly painted cladding and guttering, new roof lights, LED Lighting throughout, redecorated office accommodation, refurbisihed W/C facilities, increased yard area.



Eaves height from  
6.1m



30 parking spaces



Secure gated  
access



1 acre site



750kVa  
3 phase  
power supply



LED Lighting



## TERMS

The property is available on new lease terms to be agreed. Quoting £155,000 per annum.

## ANTI-MONEY LAUNDERING

To complete with AML regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

## EPC

C63

## Rateable Value

Each property has a Rateable Value of £84,000.

## CONTACT



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