



# To Let

## End-terrace industrial unit to let

- Allocated parking
- Shared secure yard
- 3-phase power supply
- Light refurbishment works to be undertaken
- Haunch height of 4.6m
- Ridge height of 5.3m.

### Unit 1

Peacock Trading Estate, Livesy Street, Sheffield,  
S6 2BL

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**2,591 sq ft**

240.71 sq m

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Reference: #351679

# Unit 1

Peacock Trading Estate, Livesy Street, Sheffield, S6 2BL



Indicative purposes only



## Summary

Available Size	2,591 sq ft / 240.71 sq m
Rent	Rent on application
EPC	Upon enquiry

## Description

An end-terrace industrial unit of steel frame construction with external elevations that are part brickwork, part steel cladding and double-glazed casement windows. The unit benefits from translucent strip lighting, concrete floor and single manual roller shutter door. All units on the estate have access to utilities including a 3-phase power supply and a shared secure yard with allocated parking spaces. The unit has a haunch height of 4.6m and ridge height of 5.3m.

The unit is to undergo some light refurbishment works.

## Location

The unit is situated in an established industrial area, being surrounded by similar commercial and industrial properties.

The estate is located c. 2.8 miles to the north of Sheffield City Centre and c. 5.1 miles / 7.8 miles to J35 / J36 of the M1 respectively.

## Viewings

Viewings arrangeable by appointment only with the appointed agents.

## Terms

New lease terms to be agreed.

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