SMC Brownill Vickers

To Let

Preliminary Details: Industrial / Warehouse Premises with roadside visibility located in the Brightside area of Sheffield

£32,500 per annum

2c Tyler Way, Sheffield, S9 1DH

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- Versatile industrial / warehouse premises with mezzanine storage
- Located off Tyler Street in the Brightside area of Sheffield
- Established industrial area with good links to north Sheffield
- Available on a new lease

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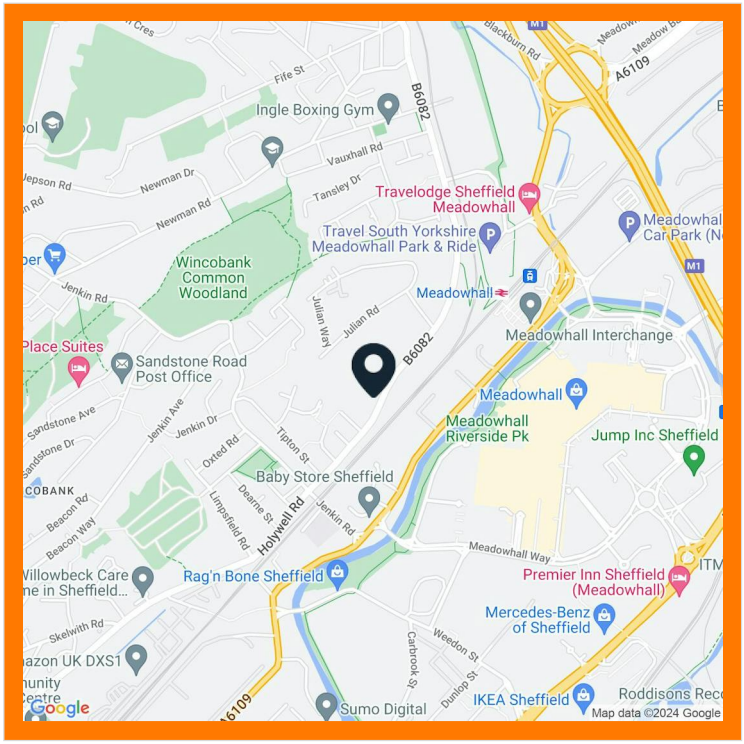

Description

The property comprises a large industrial / warehouse premises providing open working space with a mezzanine area covering approximately ¾ of the floor space. The property is breeze and brick work construction with a pitched roof.

The property benefits from a front roller shutter door. There are kitchenette, office and WC facilities to the far side.

The property benefits from an eaves height between a minimum of 4.46m and maximum of 8.73m. The height under the mezzanine is 2.68m. The roller shutter door front door is 5.32m height x 5.67m width.

Externally there is a front / side yard and parking area which is surfaced.

Please note the landlord has carried out the following works:
- Over cladding of the existing roof with light grey plasticol-coated steel roofing sheets
- Gutter refurbishment, including of new metal gutter linings
- New metal double doors to the side entrance

Location

The property fronts onto Tyler Way which is located off Tyler Street in the Brightside area of Sheffield. The location is an established industrial / business location, close to Meadowhall shopping centre. The location is a short distance from M1 at junction 34. The property is approximately just under 1 mile from the M1 junction 34 and just over 3 miles from Sheffield city centre.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Ground Floor (Warehouse, kitchenette, and offices)	7,245	673.08
Mezzanine - Mezzanine	3,998	371.43
Total	**11,243**	**1,044.51**

Rating Assessment

From the information obtained from the Valuation Office Agency website the demise is rated as follows:-

Address: Unit 2c Tyler Way, Tyler Street, Sheffield, S9 1DH
Description: Warehouse and Premises
Rateable Value: £21,750

We would advise prospective parties to verify the matter with the local rating office.

Lease Terms

Available to let by way of a new lease on terms to be agreed.

Rent

£32,500 pa. We are informed VAT is NOT payable.

Rent Deposit

The landlord will seek a rent deposit to be held over the term of the lease.

Business Rates

Rateable Value of £21,750

Energy Performance Certificate

C (64)

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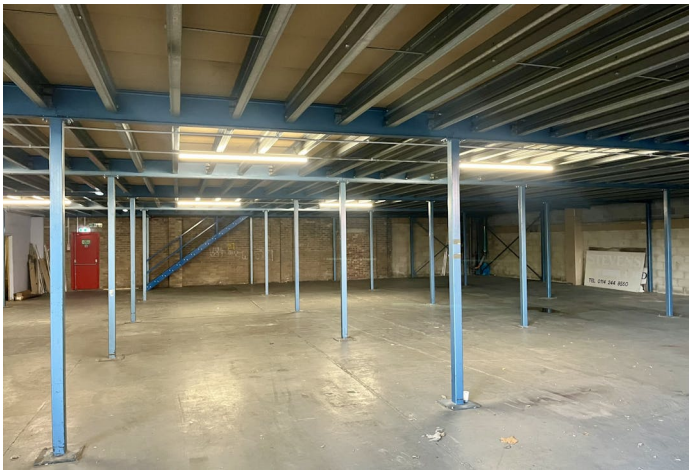
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