

SMC  
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To Let



Industrial Unit located in the Handsworth area of  
Sheffield - LET

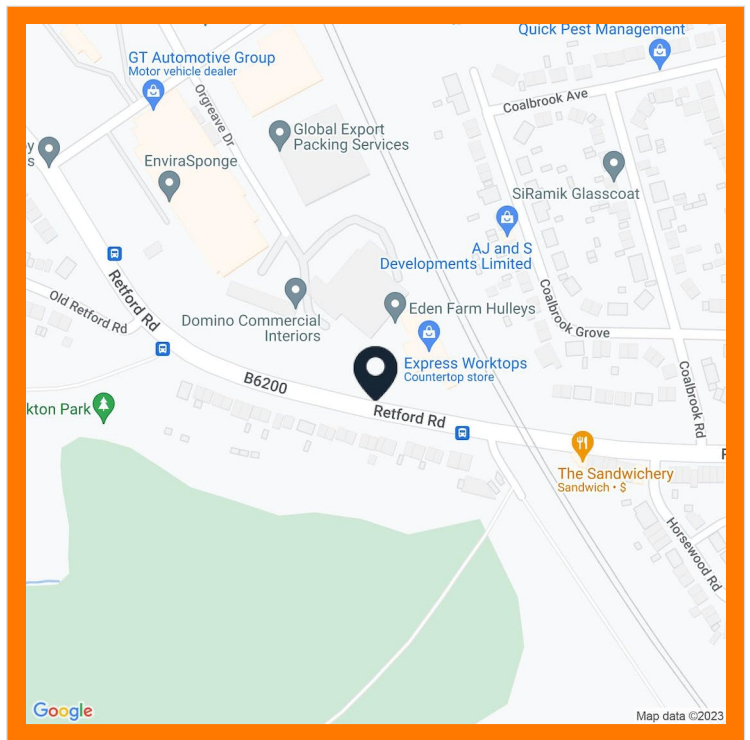
£12,750 per annum plus VAT

Unit 4 Ironbridge Industrial Estate, Retford Road,  
Sheffield, S13 9WA

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[smcbrownillvickers.com](http://smcbrownillvickers.com)

- Prominent main road location on Retford Road in Handsworth area of Sheffield
- Good access to the M1 motorway
- Well established industrial location.
- Large concrete common yard.
- Small business rate relief should apply for most incoming tenants



## Description

A mid terraced industrial unit of steel portal frame construction with brick and clad elevations. The unit provide open warehouse space with an eaves height of approximately 5.5m towards the front of the premises and 4.9m to the rear. The accommodation has the benefit of lighting to the warehouse, full height front loading doors and WC facilities.

## Location

Located to the east of Sheffield city centre close to the suburbs of Handsworth and Woodhouse. The accommodation forms part of Ironbridge Industrial Estate and fronts onto Retford Road. The accommodation is ideally situated benefiting from easy access to the M1 at Junction 31 which in turn also leads to the M18 at Junction 32. The M1 motorway can also be accessed via the A57 Sheffield Parkway which also provides good access to Sheffield city centre.

## Specification

- Electricity (three phase)
- Water
- Mains drainage
- Intruder alarm
- Fire alarm

## Accommodation

The premises have a gross internal floor areas of approximately 197 sq m (2,129 sq ft).

## Rating Assessment

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

Address: Unit 4 At 395, Ironbridge Industrial Estate, Retford Road, Sheffield, S13 9WA

Description: Warehouse and Premises

Rateable Value: £10,500

Small Business Rates relief should be available to applicable parties, although we would advise prospective parties to verify the matter with the local rating office.

## Terms / Rent

Available to let by way of a new lease on terms to be agreed, at an asking rental of £12,750 per annum exclusive of VAT and service charge. All figures quoted are subject to VAT at the prevailing rates.

PLEASE NOTE: The landlord does not wish to permit any further automotive repair or related uses on site.

## Business Rates

Further information is available upon request.

## Energy Performance Certificate

E (122)

## Viewing

Viewing is by prior appointment only. Please contact our agents for further information

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