

Cricket Inn Road Industrial Estate, 1 Derwent Street, Sheffield, S1 5BN

To Let | 630 to 3,430 sq ft

3 business units available in well located industrial estate near the city centre: suit industrial, storage, warehouse or other business use

colloco

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Summary

- Rent: £9,000 - £37,730 per annum (inc SC, exc rates, VAT and utilities)
- Lease: New Lease

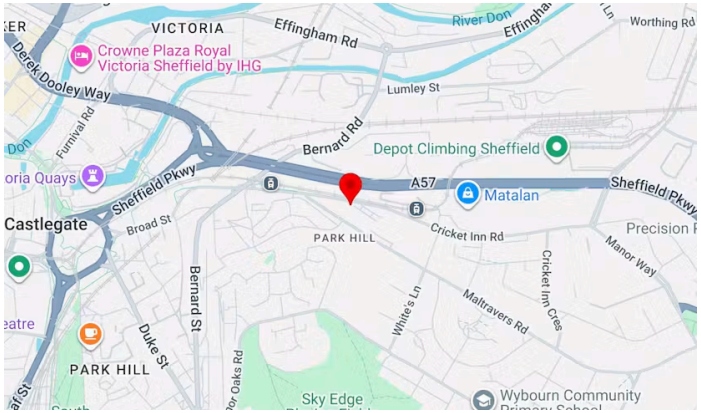
Further information

- View details on our website

Contact & Viewings



Tim Bottrill
0114 299 3121 | 07810 865561
tim@colloco.co



Description

The estate is arranged over 2 floors with the lower levels being accessed off Derwent Street, and the upper level from Maltravers Road. All units have roller shutter and personnel access from a communal courtyard for servicing and parking.
Taking each unit separately:
- Unit 6 Derwent Street: this is a small lock up unit that provides clear open space with access to a communal WC.
- Unit 9 Maltravers Road: this is an end of terrace unit with a prominent gable end that could be used for advertising. Internally, the space provides a clear workshop floor with a small office and kitchen to the rear
- Unit 10 Maltravers Road: currently this is the largest unit and it provides clear internal working space with modern office space to the rear.
Please note that units 9&10 can be combined.

Location

The Cricket Inn Industrial Estate is a well established estate located very close to the city centre. It offers excellent access to the Parkway and onwards to the M1 motorway.

Terms

The units are each available separately by way of new FRI leases on terms to be agreed.

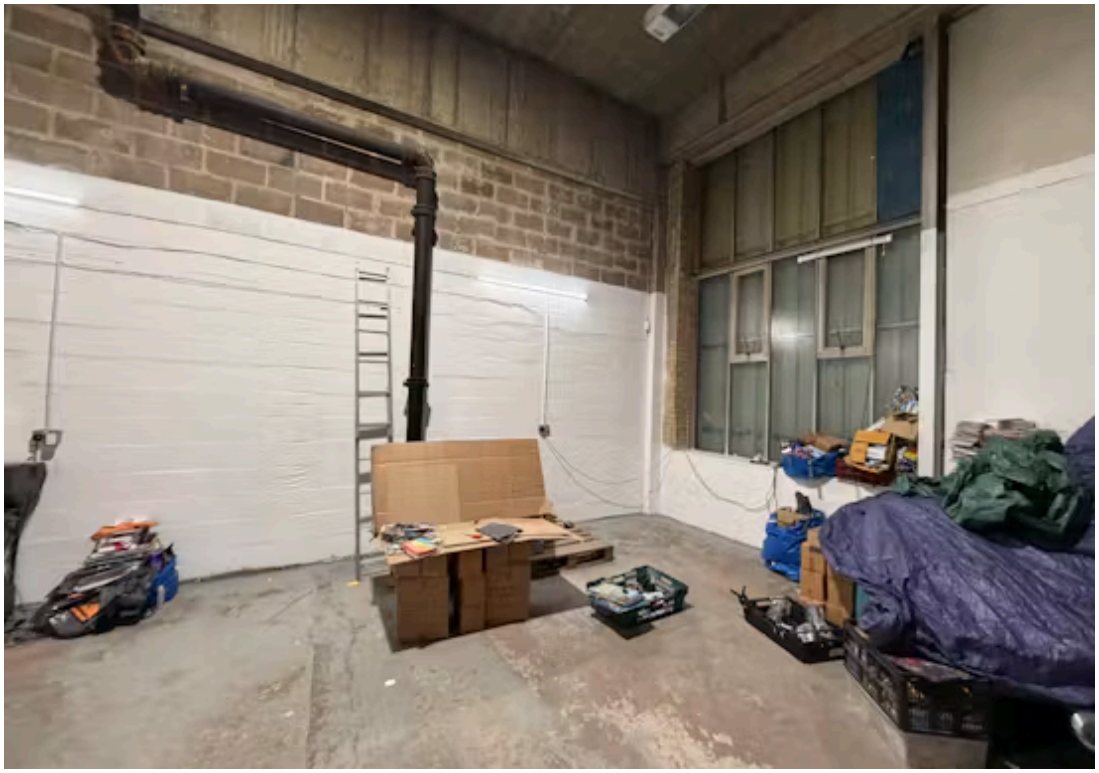


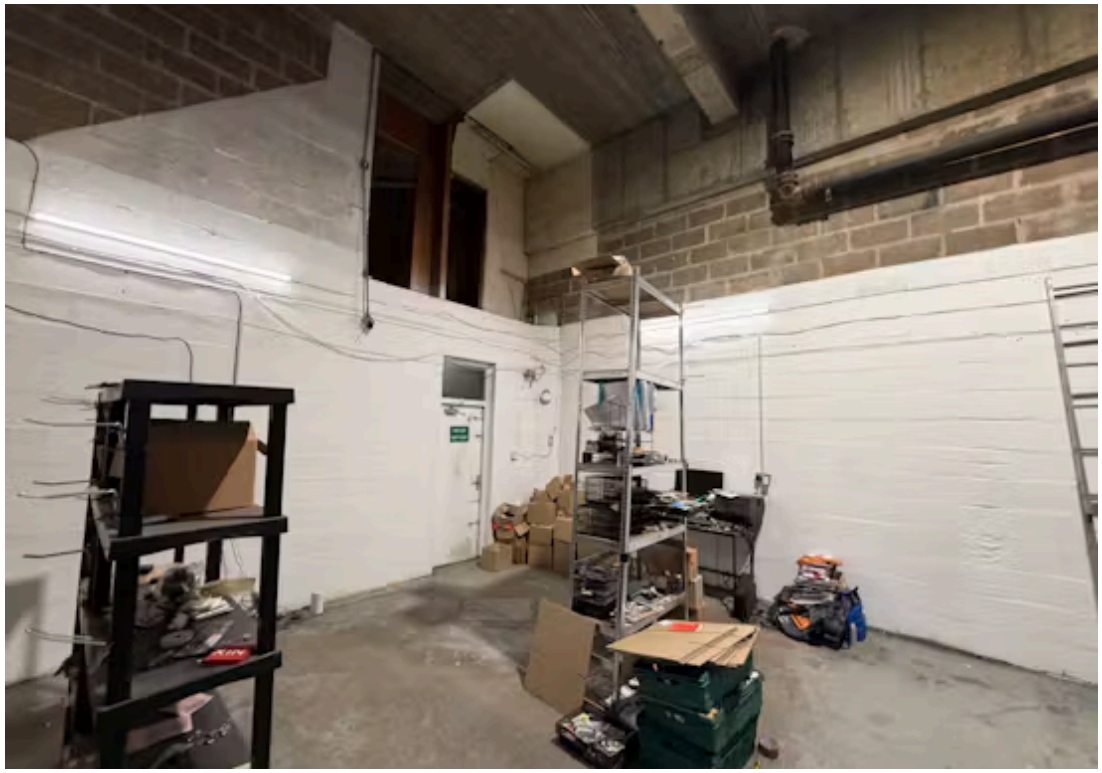
The service charge is included in the rents quoted (but excludes VAT, business rates and utilities).

Colloco, for themselves and for the vendors or lessors of this property, give notice that: (i) all properties are offered subject to contract and availability; (ii) the particulars provided, including descriptions, dimensions, references to condition, permissions, or other details, are supplied in good faith and believed to be accurate but are issued solely as a general guide and do not form part of any contract or warranty; and (iii) interested parties must conduct their own investigations and satisfy themselves as to the accuracy and suitability of all information before relying upon it.

Accommodation

Description	Building Type	sq ft	Rent	Availability
Unit 6 - Derwent Street	Industrial	630	£9,000 /annum (inc SC, exc rates, VAT and utilities)	Available
Unit 9 - Maltravers Street	Industrial	1,460	£16,060 /annum (inc SC, exc rates, VAT and utilities)	Available
Unit 10 - Maltravers Street	Industrial	1,970	£21,670 /annum (inc SC, exc rates, VAT and utilities)	Available






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LK Property Group

