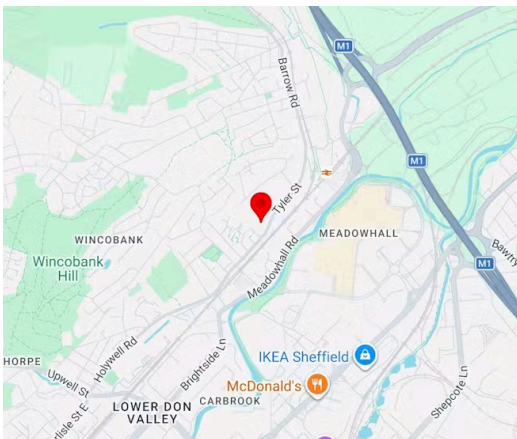




3C Tyler Way, Tyler Street, Sheffield, S9 1DH
Industrial/Logistics To Let | £85,000 per annum | 22,599 sq ft
Industrial/warehouse premises located in the Brightside area of Sheffield



Description

The property comprises a large industrial / warehouse premises providing warehouse space with ancillary offices, stores, staff facilities and mezzanine. The mezzanine covers around a half of the main warehouse building, but could be altered depending on tenant requirements. The property is block and brick construction with a pitched roof. The property benefits from front and rear loading / parking access.

The main warehouse working height to the truss is 5.58m and to a maximum height of 7.99m. The front roller shutter door is 6.06m width and 5.017m height. The store area roller shutter door is 3.95m width and 3.41m height. We are informed the building benefits from 3-phase power.

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

Name	sq ft	sq m	Availability
Ground - Warehouse (full height)	6,096	566.34	Available
Ground - Warehouse (under mezzanine)	7,439	691.11	Available
Mezzanine - Store	7,375	685.16	Available
Ground - Store, WC facilities, kitchenette	839	77.95	Available
Ground - Offices	850	78.97	Available
Total	22,599	2,099.53	

Business Rates

Rateable value of £43,500

Joint Agent

Viewings can also be booked through SMC Brownill Vickers

T: 0114 290 3300

E: smcbrownillvickers.com

Summary

- Rent: £85,000 per annum
- Lease: New Lease

Further information

- [View details on our website](#)
- [View Microsite](#)

Contact & Viewings



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