

4 Ripon Street, Sheffield, S9 3LX

To Let / For Sale | 20,501 sq ft

Modern detached warehouse premises - available to let or to buy - in excellent location

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Summary

- Rent: £175,000 per annum
- Price: £2,225,000
- Lease: New Lease

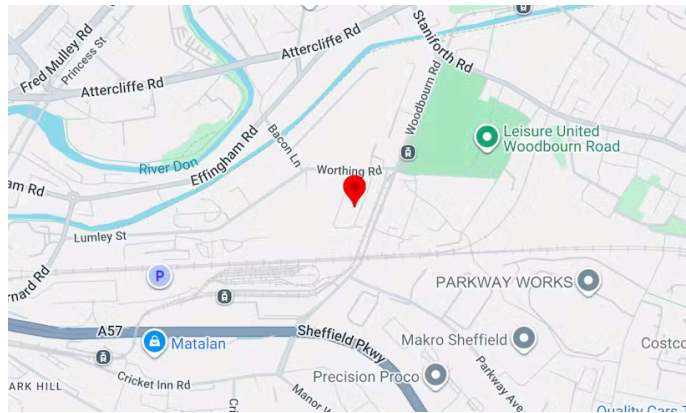
Further information

- [View details on our website](#)

Contact & Viewings



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Description

The property comprises a modern, detached industrial/warehouse premises, constructed in 2021, of steel portal frame construction, with partial blockwork and profile metal clad elevation and profile metal clad roof with 15% roof light. The property has been fitted out to an excellent specification, including high quality offices on the 1st floor, staff break out areas, plus male/female and accessible WC's. The warehouse is accessed via 2 up-and-over loading doors, leading out on to the private yard and parking area. The warehouse has the benefit of:

- Fully racked Mezzanine
- Modern high intensity lighting
- Wall mounted hot air blowers
- Minimum eaves height of 6.45m

Location

Ripon Street is immediately off Worthing Road, close to its junction with Woodburn Road in the Attercliffe area of the city. The property is located within 500m of Sheffield Parkway (A57) which provides direct access out to Junction 33 of the M1 or into Sheffield City Centre within 4 miles and 1 mile respectively.

Accommodation

Name	sq ft	Availability
1st - Office	4,825	Available
Ground - Warehouse	10,372	Available
Mezzanine - Storage	5,304	Available
Total	20,501	

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Terms

The property is available to let as a whole by way of a FRI lease on terms to be agreed. Alternatively, the freehold is available to purchase.



