



Bold Street, Sheffield, S9 2LR

Prominent Industrial Unit (Refurbishment Ongoing)

15,186 sq ft (1,410.83 sq m)

- 3.7m minimum eaves
- 2 ground level loading doors
- 3 phase power supply
- Secure yard area

Summary

Available Size	15,186 sq ft
Rateable Value	£60,000
EPC Rating	C

Description

The property is currently undergoing comprehensive refurbishment to provide the following specification:

- Steel portal frame construction
- 2x ground level doors
- Secure fenced yard
- WC / Kitchen facilities
- Solid concrete floor
- 3 phase power supply
- Designated parking

Location

The property benefits from its proximity to Attercliffe Road (A6178), a key arterial route linking Sheffield city centre with the M1 and the wider South Yorkshire road network. The location is well suited to commercial and industrial occupiers, with a strong concentration of established businesses and employment uses in the surrounding area.

The property is approximately 2 miles north-east of Sheffield city centre, with Junction 34 of the M1 around 1.5 miles to the north-east.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m	Availability
Reception/Offices	3,241	301.10	Available
Workshop	6,556	609.07	Available
Rear Workshop	4,321	401.43	Available
Rear Store	1,068	99.22	Available
Total	15,186	1,410.82	

Viewings

Viewings are available via the sole agents DHP.

Terms

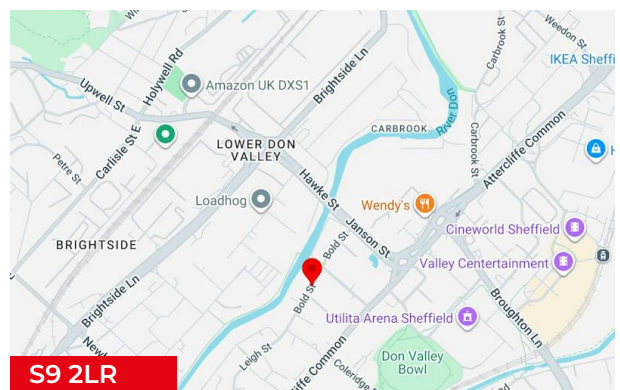
The property is available on a new FRI lease, on terms to be agreed.

Legal fees

Each party to bear their own costs in relation to the transaction.

AML

The prospective tenant will need to satisfy the Anti Money Laundering policies of the letting agent and the landlord client. This is usually two forms of identification and confirmation of the source of funds.



Viewing & Further Information



Sarah-Jayne Lishman

0113 457 5551 | 07725 365 997

sarah-

jayne.lishman@dhpproperty.co.uk



Simon Dove

0113 457 5550 | 07527 388054

simon.dove@dhpproperty.co.uk

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