

182 Church Street

Ecclesfield, Sheffield, S35 9WG



TO LET

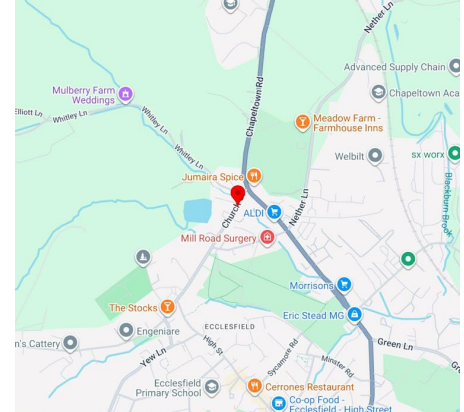
1,120.19 SQ M
(12,057.62 SQ FT)

£58,500 PER ANNUM

**Industrial/Trade Counter
Unit**

- Secure Fenced Site
- Yard/Parking
- Max Eaves Height of 6.5m
- Accessible Location

0114 282 3080
www.mjbcpc.co.uk



Summary

Available Size	1,120.19 sq m / 12,057.62 sq ft
Rent	£58,500 per annum
Rates Payable	£10,152 per annum Interested parties are advised to make their own enquires with the Local Authority to verify this information
EPC	E

Location

The property is located in Ecclesfield, a village and civil parish in Sheffield, located approximately 6 miles north of the city centre. Ecclesfield is situated east of the M1 motorway, approximately 1.5 miles from Junction 35.

The premises occupy a prominent position on Church Street, close to its junction with The Common (A6135), within the centre of Ecclesfield. Occupiers in the immediate vicinity include a Lidl supermarket, Starbucks drive-thru and Greggs bakery.

Description

The property comprises a principal workshop building of steel and concrete construction with part brick and profiled cladding elevations beneath a flat roof. A two-storey element provides first-floor office accommodation, accessed via a staircase from the ground floor reception.

Externally, the property benefits from a hardstanding yard to the front on Church Street, together with a smaller side yard accessed from The Common via a shared entrance with the adjacent Starbucks and retail scheme.

The main workshop has a maximum eaves height of approximately 6.5m (excluding the mezzanine), reducing to circa 3.2m for the remainder of the floor.

The mezzanine floor provides storage accommodation with an eaves height of approximately 2.5m.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Reception	297.41	27.63
Ground - Canteen	272.54	25.32
Ground - Workshop	6,910.11	641.97
1st - Offices	1,772.82	164.70
Mezzanine - Storage	2,804.75	260.57
Total	12,057.63	1,120.19

Terms

The property is available to let on a new Full Repairing and Insuring lease on terms to be agreed.

Money Laundering

The Money Laundering Regulations require us to conduct checks upon all tenants. Prospective tenants will be required to provide certain identification documents.

Legal Costs

Each party is to be responsible for its own legal costs incurred in the transaction.

VAT

All rents and prices quoted are exclusive of and may be subject to VAT at the prevailing rate.

Viewings

By appointment only via the sole agents



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