

# NorthCap

## TO LET

1,550SQ FT (144 SQ M)

New build hybrid industrial/workshop/office units - Available immediately

## Mandale Park Sheffield

Unit 15 | Mandale Park | Sheffield | S20 3FS

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# TO LET

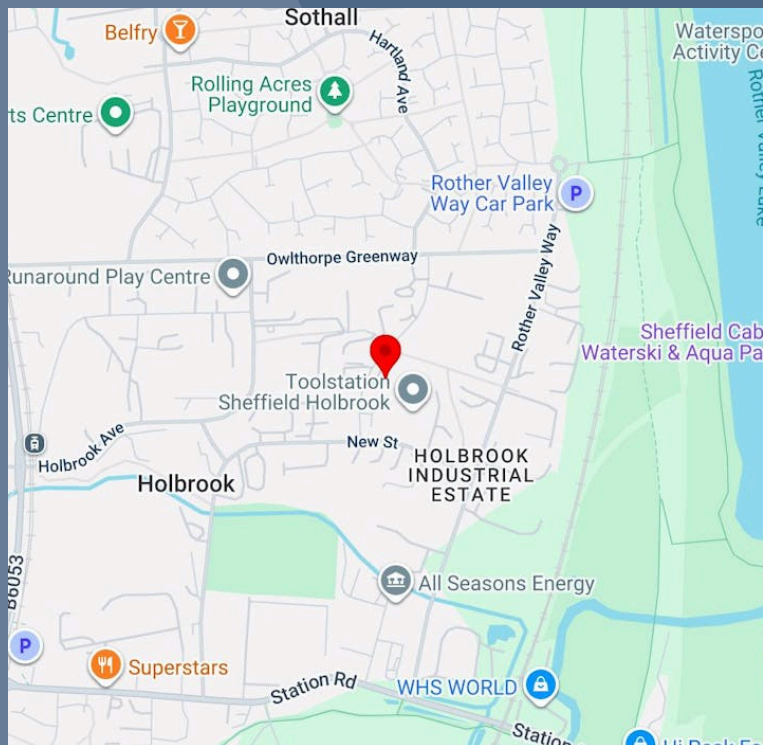
New build hybrid industrial/workshop/office units -  
Available immediately

- ▶ New build units ready for immediate occupation
- ▶ Excellent location on established industrial estate
- ▶ 3.4m clear height on ground floor
- ▶ 3 phase electricity supply
- ▶ LED lighting
- ▶ Kitchen facilities
- ▶ 3m high electric roller shutter door
- ▶ Fully fitted first floor offices



# Mandale Park Sheffield

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Located on Longacre Way in Sheffield, Mandale Park S20 is the ideal spot for business. It's close to major industrial estates like Holbrook (3 miles) and the Advanced Manufacturing Park (6 miles), enhancing networking opportunities. Public transport is convenient, with the Halfway tram stop just 2 miles away, and major roads like the A57 and A6135 nearby. The M1 motorway is a 10-minute drive, facilitating logistics. Sheffield Train Station, 7 miles away, offers direct links to major cities, enhancing business travel options.



Nearby Occupiers

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ACCOMMODATION

NAME	SQ FT	SQ M	AVAILABILITY
Unit - Unit 15	1,550	144	Available
Unit - Unit 16	1,550	144	Available
Unit - Unit 17	1,550	144	Available
Unit - Unit 18	1,550	144	Available
Unit - Unit 19	1,550	144	Available
Unit - Unit 20	1,550	144	Available
TOTAL	9,300	864	



Brand new hybrid industrial/workshop/office units, this first phase consists of 7 units immediately available with a further phase of 14 units planned for the site.

Internally, the hybrid units are split over two levels; the ground floor features warehouse/storage accommodation over a concrete slab, accessed via a roller shutter to the front elevation. The upper floor provides a high specification multi-purpose accommodation alongside a kitchenette, ideal for an office but adaptable to suit any needs. The external envelope is of facing brickwork construction with a glazed entrance facade and the property is surmounted by a pitched, tiled roof.

The hybrids have been designed with occupier affordability in mind; solar panels, LED fittings and electric panel radiators throughout contribute to excellent EPC ratings and low running costs. The property also benefits from a ten year insurance-backed build warranty.

Every unit is fitted with a personal solar panel system, ensuring significant cost savings while granting you access to renewable energy right at your fingertips.

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Build Status

Parking Ratio

2 Parking Spaces



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Secure Yard

Loading Doors (Surface Level)

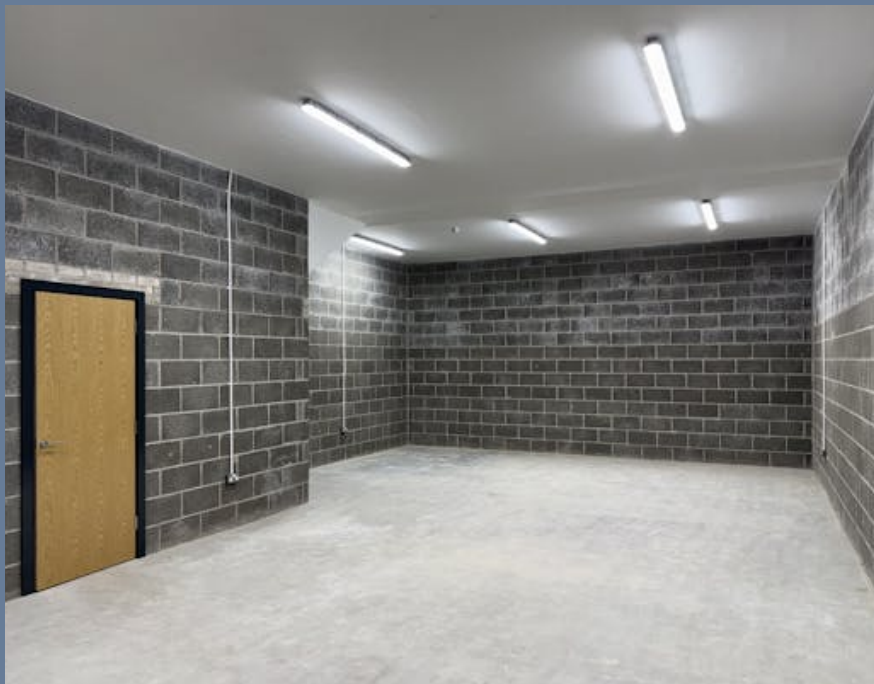
EV Charging Points



## Mandale Park Sheffield

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# FURTHER INFORMATION



### TERMS

The units are available on new lease terms to be agreed. Quoting rent is £23,000 per annum +VAT.

### ANTI-MONEY LAUNDERING

To comply with AML regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

### EPC

A

### VAT

Applicable

### SERVICE CHARGE

£1,000 per annum

### RENT

£23,000 per annum

### CONTACT



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# NorthCap

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