

QUALITY TRADE COUNTER/WAREHOUSE WITH EXTENSIVE YARD/CAR PARK

TO LET



5 BAMFORTH STREET, SHEFFIELD
S6 2HD

[what3words /// report.status.heat](https://www.what3words.com/report/status/heat)

Eddisons

5 Bamforth Street

Sheffield, S6 2HD



Tenure

To Let



Property Type

Trade Counter/Warehouse



Rental

Upon application



Size

267.56sq m (2,880 sq ft)



Location

Sheffield, S6 2HD



Property ID

731.4603a (1227205)

For Viewing & All Other Enquiries Please Contact:

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Property

The premises comprise a quality single storey trade counter/warehouse unit being steel framed, part brick part profiled metal sheet clad under a pitched profiled metal sheet roof incorporating rooflights.

The property benefits from solid concrete flooring throughout, drive in roller shutter access, showroom/trade counter area with suspended ceilings as well as canteen, private offices and WC facilities.

Externally the unit benefits from extensive secured yard/car parking on an overall site of approximately 0.36 acres.

Area	m ²	ft ²
Total GIA	267.56	2,880

Energy Performance Certificate

The property has an Energy Performance Assset Rating of **D**. Further information is available on request.

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Rates

Description: Warehouse and Premises
Rateable value: £14,000

Terms

The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rental

Rental on application.

VAT

Prices and rental are exclusive of VAT if chargeable.

Legal Costs

The ingoing tenant will be responsible for both parties legal costs incurred in this transaction.

Anti-Money Laundering

Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

The premises is prominently located between Bamforth Street and Burton Street, just off the A61 one of the main arterial routes in and out of Sheffield city centre. The unit is approximately 2 miles north of Sheffield city centre and approximately 6 miles south of the M1 motorway and therefore well placed for logistics and distribution.

The surrounding area is a mix of commercial and residential occupiers with CareCo, B&Q and Barkers Furniture within the vicinity.







