

INDUSTRIAL WAREHOUSE

TO LET



**Unit B3, Old Station Drive, Millhouses, Sheffield
S7 2PY**

Eddisons

UNIT B3, OLD STATION DRIVE

MILLHOUSES, SHEFFIELD, S7 2PY



Agreement

To Let



Detail

Industrial Warehouse



Rent

£11,500 pax



Size

107.76 sq m (1,160 sq ft)



Location

Sheffield, S7 2PY



Property ID

751.155007

For Viewing & All Other Enquiries Please Contact:

PAUL ODDY

BSc (Hons)

Director

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Property

The property forms an end terrace industrial unit in a complex of similar units with roller shutter commercial vehicle access door to the front.

The unit provides a useful workshop with partitioned WC to the ground floor plus offices and storage to the first floor.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Ground Floor		
Workshop, WC and Kitchen	50.54	544
First Floor		
Office and Stores	57.23	616
Total GIA	107.76	1,160

Energy Performance Certificate

Rating: E(124)

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.

Town & Country Planning

We understand that the property has consent for B2, B8 and E(g) (iii) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

Rates

Charging Authority: Sheffield City Council
Description: Workshop and Premises
Rateable Value: £6,400

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available **To Let** by way of a new 3, 6 or 9 year FRI lease.

Rental

£11,500 per annum exclusive

VAT

VAT will be payable on the rental. Interested parties should satisfy themselves as to the applicable VAT position, if necessary by taking the appropriate professional advice.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the 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 property is situated to the eastern side of Old Station Drive, approximately 50 yards away from the junction with Archer Road which provides good access to the A621 Abbeydale Road South.

Sheffield City Centre lies approximately 2 miles to the north via the A621 with Topley, approximately the same distance to the south.





Google

