



Unit 3, Orgreave Drive

Dore House Farm Industrial Estate, Orgreave, Sheffield, S13 9NR

Property Type	Industrial
Tenure	To Let
Size	3,905 sq ft
Rent	Asking Rent £22,000 per annum

Key Points.

- Ideal for a variety of uses.
- Forecourt and rear yard included.
- Available by way of new lease.

Location

The property is located to the north side of Orgreave Drive on the Dore House Industrial Estate in the Sheffield suburb of Orgreave. Dore House Industrial Estate is located approximately 1 mile south of the Advanced Manufacturing Park and 2 miles south of Junction 33 of the M1.

Description

The property comprises a traditional portal frame and brick built workshop beneath a double pitched roof covering incorporating acrylic roof panels.

To the front and rear of the premises are extensive hard surfaced yard areas.

Internally the workshop is accessed via a roller shutter vehicle door to both front and rear and has an eaves height of 4.3 m above a solid concrete floor. There are two storey ancillary offices to the front elevation providing compartmentalised workspace with kitchen and WC's off.

Accommodation

	sq ft	sq m
Ground Floor Offices, Kitchen and WC's	780	72.5
First Floor Offices and WC's	780	72.5
Workshop and Works Offices	2,344	217.8

Services

We understand that mains water, gas and three phase electricity are connected to the property.

The property also benefits from a gas fired central heating boiler serving wall mounted radiators to the offices.

Rateable Value

Warehouse and Premises - £16,500

Terms

The property is available to let by way of a new 3, 6 or 9 year full repairing and insuring lease.

VAT

We understand that VAT is payable in this instance, however, interested parties are requested to satisfy themselves as to the applicable VAT position, if necessary, by taking the appropriate professional advice.

SPA004/11471



Rent

Asking Rent £22,000 per annum

Energy Performance Rating

This property has been graded as D (88)

Additional Info & Links

Viewing & Further Information.

For further information or if you would like to arrange a viewing please contact our agents:



Paul Oddy

t: 0114 244 9121

m: 07855 463945

e: paul.oddy@ferniegreaves.co.uk

