



Modern Industrial / Warehouse Unit

Unit 4 Carlisle Street Business Park, Chambers Lane, Sheffield, S4 8DA

To Let

- Unit 4 Comprising a total of 6,028 sq. ft. (560 sq. m)
- Ideally located within the Lower Don Valley area of Sheffield
- Available by way of a new lease on terms to be agreed.
- Open plan refurbished warehouse accommodation
- Close to Junction 34 M1

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Location

Carlisle Business Park is ideally situated within the Don Valley area of Sheffield. The accommodation is situated just off Carlisle Street, accessed via Petre Street or Upwell Street.

The surrounding area is an established location, home to a variety of industrial and manufacturing occupiers.

Description

Carlisle Business Park is a high quality development of 16 industrial/warehouse units.

Units are finished to a specification to include:-

- Full height loading door
- Connections to all mains services
- Good sized loading areas
- W/C provisions
- Secure gated site

Availability

Unit 4 provides a total of 6,028 sq. ft. on a gross internal area, which is accessed off Upwell Street.

Terms

The accommodation is available to let by way of a new lease on terms to be agreed.

Rent

We are seeking a rent of £6.95 per sq. ft. per annum exclusive

VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.

Legal Costs

Each party to bear their own legal costs incurred in any transaction.

Rates

We understand the rateable value for Unit 4 is £15,750.

EPC

Available on request.

Viewing & Further Information

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