

0114 2449121

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INDUSTRIAL - TO LET

Eddisons



22 ATLAS WAY, SHEFFIELD, SOUTH YORKSHIRE S4 7QQ

Rent: £118,750 per annum exclusive

Size: 16,966 sq ft (1,576.14 sq m)

- Modern Detached Industrial Unit with good quality Offices
- Eaves height 6.1 metres
- Prominent location on a popular estate
- Ample Yard and parking space. Total site area approximately 1 acre.

LOCATION

The property is located on the popular Atlas Way Industrial Estate approximately 100 yards away from the junction with Brightside Lane (A6109) which gives access to both Sheffield City Centre within three quarters of a mile and on to the ring road providing access to Junction 34 of the M1 Motorway approximately 3 miles east. The property has prominence and frontage on to Brightside Lane.

Nearby occupiers include South Yorkshire Police Authority and Thomas Ward Hi-Tech Industrial Machinery, McQueens Dairies and Spear & Jackson to name but a few.



DESCRIPTION

The property comprises a detached steel portal frame industrial unit with two storey offices to the front. The industrial unit benefits from eaves height of 6.1 m (20 ft) and is surmounted by open span pitched roof over. The office area provides a variety of ground and first floor offices being a mix of open plan and private offices with amenity areas with disabled compliant W.C. Separate works and office W.C and kitchen and canteen facilities.

Externally the property stands to one corner of a relatively regular shaped site benefiting from both brick and palisade fence boundary. There is a larger than average tarmac sectional surfaced yard with external storage warehouses and 3 side stores and blocked paved car parking area to the front of the offices for approximately 30 vehicles.

SERVICES

We understand all mains services are connected to the property

with large three phase supply and LED lighting to the warehouse and air conditioning to the offices.

Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

ACCOMMODATION

UNIT	M ²	SQ FT
Industrial Unit	1,051	11,414
Ground Floor Offices including Work's Canteen, Disabled W.C, separate Gent's and Ladies W.C.	198.9	2,141
First Floor Offices with Board Room, Ancillary Accommodation including Stores, Kitchen, separate Ladies and Gent's W.C.	187.6	2,020
External Stores	129.23	1,391
TOTAL USABLE FLOOR AREA	1,566.73	16,966

The total site area is .247 of an hectare (1 acre) or thereabouts.

RENT

£118,750 per annum exclusive (£7.00 per sq ft).

VAT

VAT will be charged on the rental and/or any other payments detailed above.

LEASE TERMS

The property is available by way of a new 5, 10 or 15 year fully repairing and insuring lease with provision for 5 yearly rental reviews.

BUSINESS RATES

The rateable value from the 1st of April 2023 is £84,000.

TENURE

Leasehold

For more information, visit eddisons.com
T: 0114 2449121

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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LEGAL COSTS

The ingoing tenant will be responsible for the landlord's reasonable legal costs in connection with the transaction.

EPC

The property has an EPC rating of C (63) which expires 15th March 2031.

ANTI-MONEY LAUNDERING

The prospective tenants will be required to provide proof of ID to comply with anti money laundering legislation.

VIEWING

Strictly by appointment with the sole agents:- Eddisons

1 Blackburn Road

Sheffield

S61 2DW

Contact: George Thompson

george.thompson@eddisons.com

(0114) 2449121 Mobile:- 07831446313

Ref: 174650

For more information, visit eddisons.com

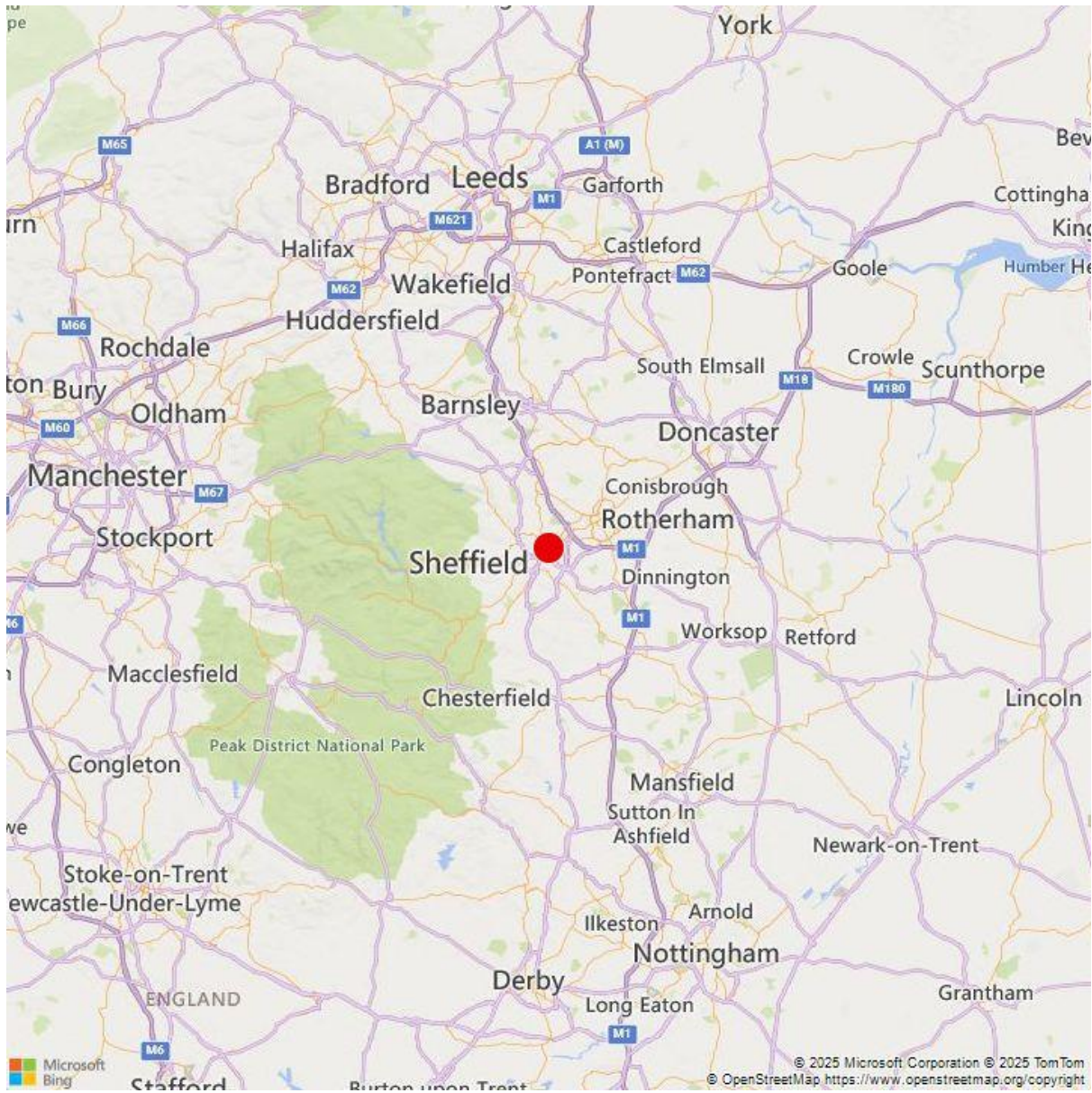
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