

# TO LET

- Warehouse unit measuring approx. 6,036 sq ft
- £35,000 per annum exclusive
- £5.80 psf
- Excellent industrial location to the northeast of Sheffield City Centre
- Roadside position on Alfred Road, just off Brightside Lane
- Situated 2-miles from J34 of the M1
- Electric loading roller shutter door
- Suitable for a range of light industrial, storage or trade counter uses



## THE WAREHOUSE

Alfred Road, Sheffield, S9 2SP

560 sq m / 6,036 sq ft

Lambert  
Smith  
Hampton

# The Warehouse, Alfred Road, Sheffield, S9 2SP

## LOCATION

The property is located on Alfred Road, just off Brightside Lane, approx. 1.8 miles north-east of Sheffield city centre and 2-miles southwest of Junction 34 of the M1.

The surrounding area is predominantly made up of industrial, automotive and engineering occupiers, making it an attractive base for warehouse and industrial operators.

## DESCRIPTION

The premises comprise a warehouse of brick construction with a concrete floor throughout. The unit benefits from natural light via roof lights, with fluorescent tube lighting.

Access is provided by an electric roller shutter door and pedestrian door from Alfred Road. Internally, the accommodation includes office content, a WC and storeroom. The space is suitable for a range of light industrial, storage or trade counter uses.

## ACCOMMODATION

The property has the following approximate measurements:

Gross Internal Area	Sq. M	Sq. Ft
Warehouse	560	6,036

## RENT

£35,000 per annum exclusive.

## LEASE TERMS

The property is offered to let on a full repairing and insuring lease for a term to be agreed.

## EPC

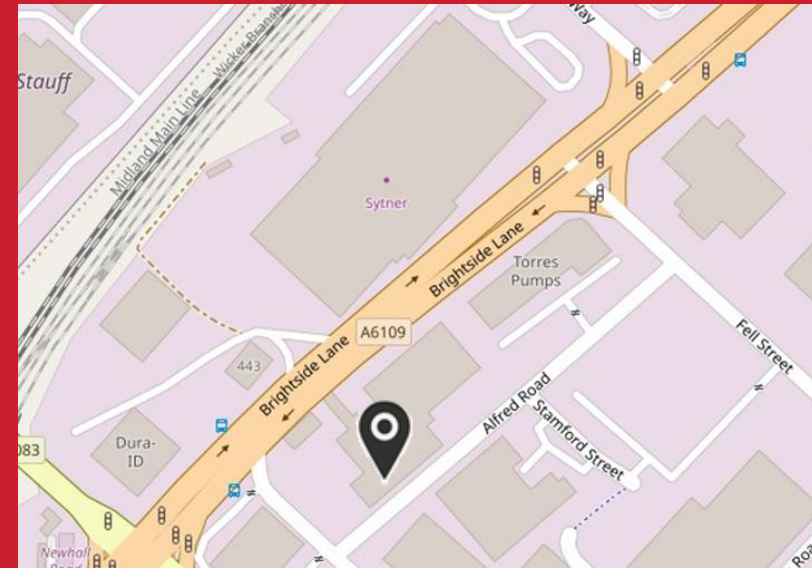
The property has been assessed as having an EPC rating of: D (92), valid until 20<sup>th</sup> March 2036.

## VAT

The quoted figures are exclusive of and subject to VAT.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.



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## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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