

LAST REMAINING
UNITS



Industrial / Trade Unit

Unit 5&6 Meadowhall Trade Centre, 235 Meadowhall Road, Sheffield, S9 1BW

To Let

- Comprises a total of 5,492 – 12,068 sq. ft. (510.22 – 1,121.14 sq. m)
- Well located close to Meadowhall and Junction 34, M1
- Nearby occupiers include Speedy Hire, Crosling & John Holland Cars
- Immediately available

0114 2729750

Fountain Precinct, 7th Floor Balm Green, Sheffield, S1 2JA
email: sheffield@knightfrank.com

Location

Meadowhall Trade Centre is located fronting on to Meadowhall Road (A6109), a main arterial route from Junction 34 of the M1 Motorway, providing direct access into Sheffield City Centre via Brightside Lane. The surrounding area is an established location, home to occupiers including Speedyhire, Crosling and Topps Tiles.

Meadowhall shopping centre is situated directly opposite the accommodation, offering a number of amenities. Meadowhall Transport Interchange is also close by, where there are a number of bus, train and Supertram services.

Description

Unit 5 & 6 Meadowhall Trade Centre are mid-terraced industrial units, finished to a specification to include the following:-

- Eaves height of 4.56m
- Full height roller shutter loading door
- WC facilities
- Fitted office accommodation over two floors
- Lighting and heating to the warehouse.

Accommodation

We understand the accommodation provides the following gross internal areas:-

Description	Sq. Ft	Sq. M
Unit 5	12,068	1,121.14
Unit 6	5,492	510.22

Terms

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

Estate Charge

There is an estate charge payable to cover maintenance of common areas.

Business Rates

Interested parties are advised to make their own enquiries via the appropriate authority.

Energy Performance Certificate

Available on request.

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.

Viewing & Further Information

Please contact the agents:-

Ben White – Knight Frank
Tel – 0114 2729750
ben.white@knightfrank.com

Brochure: 19 March 2019
Photographs: March 2019

Important Notice

- 1. Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
- 2. Photos etc:** The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
- 3. Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
- 4. VAT:** The VAT position relating to the property may change without notice.

Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London W1U 8AN, where you may look at a list of members' names.