

0114 2449121

eddisons.com

Eddisons

INDUSTRIAL GARAGE AND YARD - TO LET



**HALFWAY GARAGE, ASTON CLOSE, OFF WORKSOP ROAD, ASTON, SHEFFIELD,  
SOUTH YORKSHIRE S26 2AD**

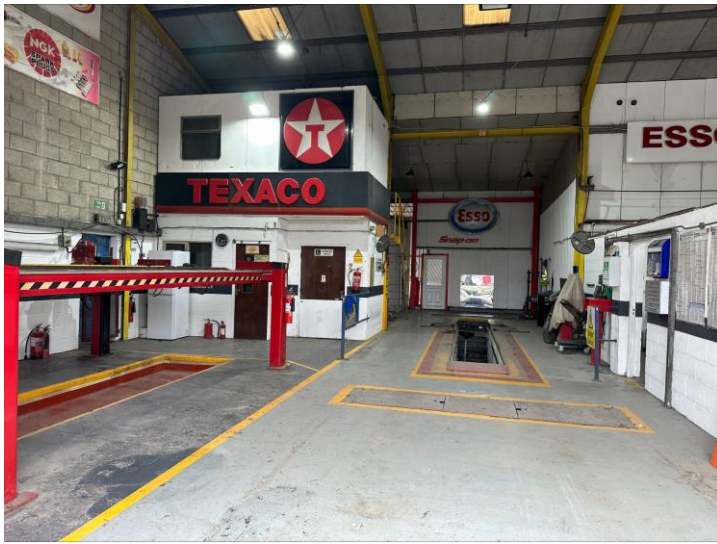
**Rent: £45,000 per annum exclusive**

**Size: 8,993 sq ft (835.4 sq m)**

- Purpose built garage with workshop, service and repair bays, spray booth and secure yard.
- Located adjacent to Junction 31 of the M1 Motorway.
- Ideal for logistics related transport business.
- Available on new lease.

## LOCATION

The property is located on Aston Close approximately 100 yards away from the junction with Worksop Road and adjacent to the A57 and Junction 31 of the M1 Motorway. Sheffield City Centre lies approximately 8 miles due west, Rotherham 6 miles due north and Worksop 9 miles due east with Chesterfield 12 miles due south.



## DESCRIPTION

The property comprises a purpose built garage, service and repair property with steel portal frame workshops, rear spray booths and ancillary workshops together with ground floor offices and secure rear yard.

## SERVICES

We understand that the property benefits from three phase electricity.

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.

## LEASE TERMS

The property is available by way of a new 3, 6 or 9 year FRI lease with three yearly rental reviews.

## ACCOMMODATION

All measurements are approximate prepared on a gross internal area basis. IPMS areas are available on request.

	M <sup>2</sup>	SQ FT
Industrial Units	802.9	8,643
Ground Floor Offices with Reception Office, Office, Kitchen and WC	32.5	350
<b>TOTAL</b>	<b>835.4</b>	<b>8,993</b>

Externally - Yard Area - .534 of an acre (.216 of a hectare)



## RENT

£45,000 per annum exclusive

## VAT

We understand that VAT will be charged on the rent.

## BUSINESS RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value of £8,400.

## TENURE

Leasehold

## LEGAL COSTS

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

For more information, visit [eddisons.com](http://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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## EPC

The property has an EPC rating of D (99) and is valid until 12 April 2027.

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## ANTI-MONEY LAUNDERING

Please note all prospective parties will need to be verified for anti-money laundering purposes prior to the deal being agreed.

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## VIEWING

Strictly by appointment with the sole agents:- Eddisons  
1 Blackburn Road  
Sheffield  
S61 2DW  
Contact: George Thompson  
George.Thompson@eddisons.com  
(0114) 2449121

Ref:

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