

0114 2449121

eddisons.com

INDUSTRIAL UNIT - TO LET

Eddisons



UNIT 4, CENTURY PARK, DARNALL ROAD, ATTERCLIFFE, SHEFFIELD S9 5AP

**Rent: £16,500 per annum exclusive**

**Size: 2,751 sq ft (255.57 sq m)**

- Light Industrial Warehouse unit.
- Located within 2 miles of Junction 34 of the M1 Motorway.
- Ideal for light industrial use.
- Available on new lease.

## LOCATION

The property is situated to the eastern side of the estate access road into Century Park approximately 100 yards north of the junction at Darnall Road. Darnall Road gives access via Worksop Road to the junction with Attercliffe Road in the centre of Attercliffe. Attercliffe Road gives access to Sheffield City Centre approximately 1.5 miles away and the M1 Motorway, Junction 34, 1 mile east.



## DESCRIPTION

The property comprises a portal framed industrial unit within a terrace of seven similar units having roller shutter access door to the front and a small WC and office pod to the rear.

## SERVICES

Mains three phase electricity and mains water are believed to be available to the premises.

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

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

	M <sup>2</sup>	SQ FT
Industrial Unit	255.6	2,751
<b>TOTAL</b>	<b>255.6</b>	<b>2,751</b>

## RENT

£16,500 per annum exclusive

## VAT

We understand that VAT will be charged on the rental.

## LEASE TERMS

The property is available on a new 3, 6 or 9 year full repairing and insuring lease with provision for three yearly rental reviews.

## BUSINESS RATES

The property will have a new assessment upon occupation.

## TENURE

Leasehold

## LEGAL COSTS

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

## EPC

The Energy Performance Certificate Rating is D (89) which is valid until 4 November 2035. A copy of the EPC is available from the agent.

## ANTI-MONEY LAUNDERING

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

## 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 07831 446 313

Ref: 1210483

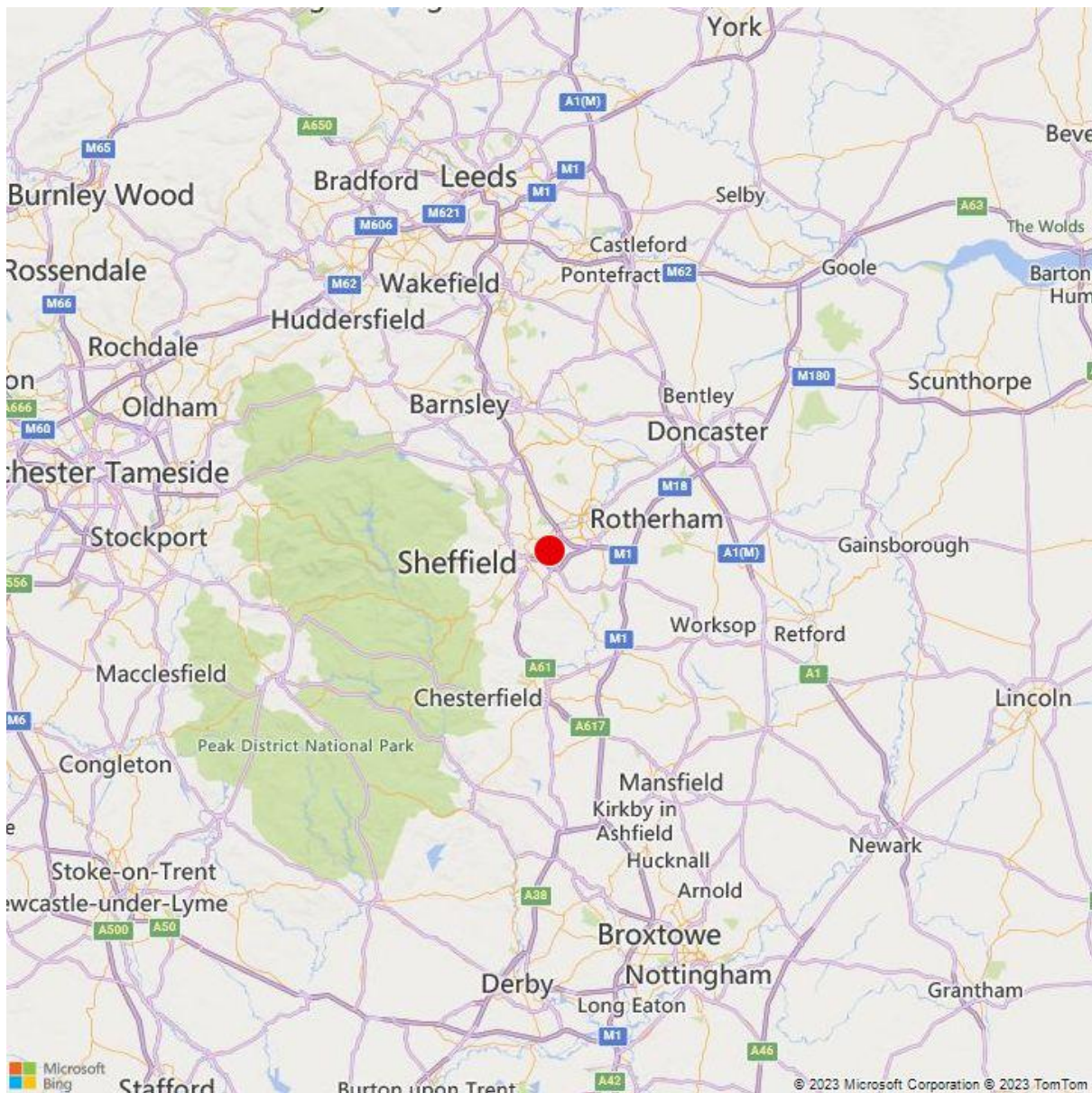
For more information, visit [eddisons.com](http://eddisons.com)  
T: 0114 2449121

### 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.

# Eddisons

Incorporating Fernie Greaves



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