



**BNP PARIBAS  
REAL ESTATE**

**TO LET  
BARROW ROAD SITE  
SHEFFIELD  
S9 1LA**

**SECURE, OPEN STORAGE LAND  
PRIME LOCATION CLOSE TO J.34 M1  
PLOTS FROM 0.25 ACRES UP TO 6 ACRES**



[www.realestate.bnpparibas.co.uk](http://www.realestate.bnpparibas.co.uk)

# LOCATION

The primary site entrance is on Newman Road, via Barrow Road which provides a direct route to J.34 of the M1 less than 0.5 miles away, providing easy access to the regional network.

Meadowhall Shopping Centre and Transport Interchange, along with a host of other amenities are located close by.



# DESCRIPTION

The site offers secure open storage options, now available in a variety plot sizes from 0.25 acres up to 6 acres. More details upon request.

The available plots have various stone, concrete and hard core finishes which can be altered or upgraded to meet specific occupier ground condition and power requirements.

The overall site is circa 7 acres, with part already pre-let to Yard Self Storage, who offer safe, easy-to-access container storage.



**Magna Science Centre**



**Meadowhall Shopping Centre**



**M1 J34**



**Travelodge Hotel**



## TENURE

The property is available to let.  
Terms to be agreed

## RENT

POA

## LEGAL COSTS

Each party to bare their own  
legal costs

## ANTI MONEY LAUNDERING

BNP Paribas Real Estate (BNP PRE) must comply with Anti Money Laundering Regulations. As part of this requirement, BNP PRE must obtain evidence of the identity and proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence.

## VIEWINGS

Viewings are strictly by appointment only. Interested parties should note that BNPPRE take no responsibility for any injury or accident at the Property. Viewers and visitors of the Property do so at their own risk.

## CONTACT

For more information or to arrange a viewing, please contact the sole agent:

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