



£4,950.00 PCM

SHEFFIELD,
S3 9AS





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****AVAILABLE NOW** **£4950 PER CALENDAR MONTH**** An exceptional opportunity to lease a substantial mixed-use commercial property comprising two spacious units, offering an excellent combination of office accommodation and warehouse space. Situated at Unigraph House, Sheffield, this versatile property is ideal for a wide range of businesses including distribution, manufacturing, e-commerce, trade counter operations, storage, offices, creative industries, and commercial headquarters. The property benefits from ample private on-site parking, providing space for numerous vehicles, making it ideal for staff, customers, deliveries, and commercial fleets. Warehouse Unit

The warehouse offers generous open-plan accommodation with excellent flexibility for a variety of commercial operations. Features include:

- * Large open warehouse floor with excellent usable space
- * Reception area
- * Ideal for storage, distribution, manufacturing or workshop use
- * Excellent loading and operational potential
- * Flexible layout to suit a range of business requirements Office Unit

The adjoining office accommodation provides well-presented workspace suitable for businesses seeking professional premises. The office includes:

- * Multiple private office rooms
- * Spacious reception area
- * Male and female WC facilities
- * Flexible office layout suitable for administrative, sales or management teams
- * Excellent natural working environment

Externally

- * Extensive private parking for numerous vehicles
- * Easy access for staff and visitors
- * Suitable for commercial vehicles and business operations Unigraph House occupies a well-established commercial position on Pitsmoor Road, approximately one mile north of Sheffield City Centre. The property benefits from excellent connectivity to the A61 Penistone Road, Sheffield Inner Ring Road and the wider motorway network including the M1, providing convenient access across South Yorkshire and beyond. The surrounding area is home to a diverse mix of commercial occupiers, industrial businesses, retail operators and growing residential developments. Nearby Kelham Island has become one of Sheffield's most vibrant business districts, attracting independent businesses, offices, hospitality venues and creative industries, resulting in increasing pedestrian activity and strong commercial demand. Continued regeneration has significantly boosted the area's appeal for businesses seeking accessible, high-profile premises.

Legal costs-

Each party are to be responsible for the payment of their own legal costs.

VIEWING ARRANGEMENTS

Please do not hesitate to contact our commercial department for more information or would like to arrange a viewing.

Hallam Hills Ltd

1. St Marys House

9-11 London Rd,

Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor.



Features:

Office and storage space
loading / unloading access
Separate access to each u
Ready Immediately
WC and kitchen facilities
Receptionist
Meeting room and confere
facilities
Easy access to city centre
Easy access to motorways



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