

Adelphi

TRADE PARK



FOUR LIGHT INDUSTRIAL TRADE COUNTER / BUSINESS UNITS

Sheffield, Lower Don Valley

- Major Aterial Link from Sheffield
- Units from approx 3000 sq ft - 6750 sq ft
- Each Unit has Ample Parking
- Close to M1 (Junction 34)

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SITUATION

The property is situated in a prominent position at the corner of Attercliffe Road and Newhall Road in the heart of Sheffield's Lower Don Valley.

Attercliffe Road (A6178) provides a major arterial link from Sheffield City Centre to the M1 Motorway. The City Centre lies approximately three miles to the South West, whilst Junction 34 of the M1 Motorway lies approximately three miles North East.

DESCRIPTION

The development will comprise four B1/B8 light Industrial/ Trade Counter Units from 274 square metres (2,950 sq.ft) to 629 square metres (6,770 sq.ft).

The Units will be situated at either end of the site with central access and a shared car parking facility providing a total of 34 spaces.

Units 1 and 2 could be Leased as one Unit, providing a gross area of 608 sq.m (6,545 sq.ft) and similarly Units 3 and 4 could be Leased as one, providing a gross area of 629 sq.m (6,770 sq.ft).

TERMS

The Units are available by way of a new 10/15 year Lease upon fully repairing and insuring terms with provision for five yearly Rental Review and a service Charge to cover the maintenance of common parts.

MISREPRESENTATION ACT:

Knight Frank & Fernie Greaves for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of Knight Frank & Fernie Greaves has any authority to make or give any representation or warranty in relation to this property. August 2002.



ACCOMMODATION

Unit 1	274 sq.m (2,950 sq.ft)
Unit 2	299 sq.m (3,218 sq.ft)
Unit 3	295 sq.m (3,175 sq.ft)
Unit 4	299 sq.m (3,218 sq.ft)

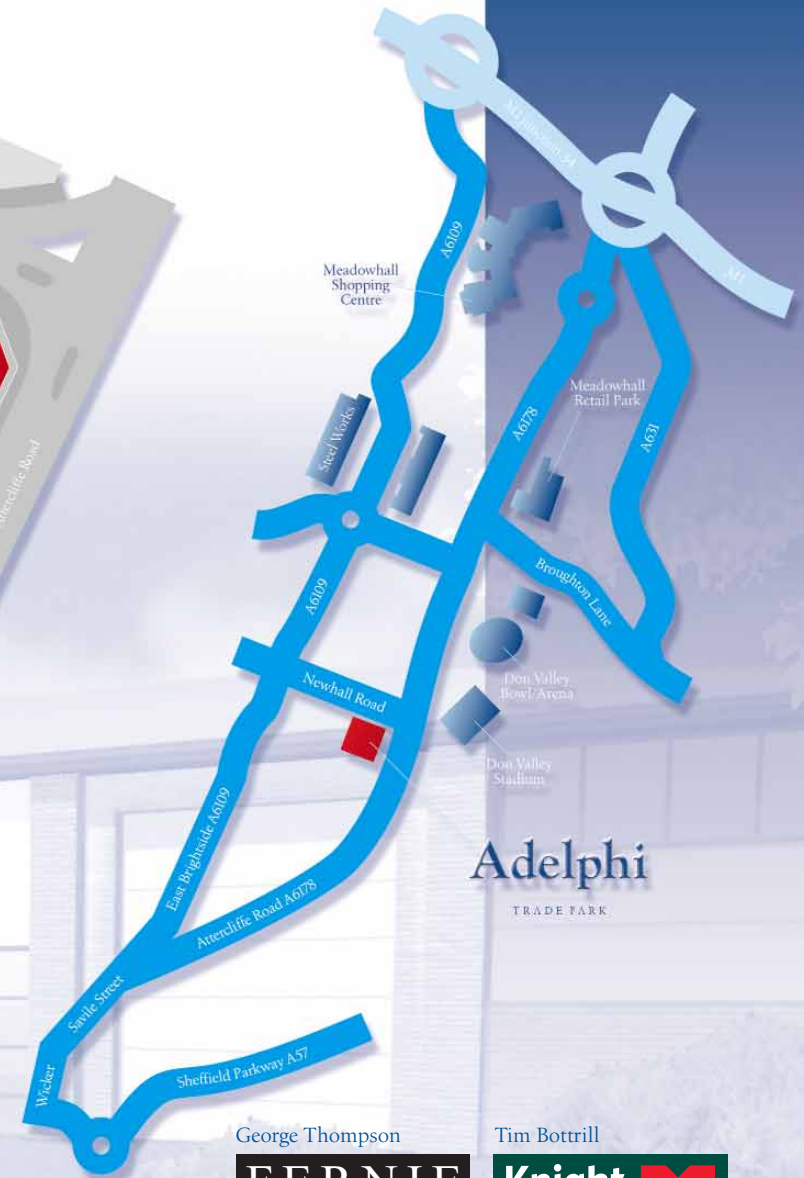
Please note all areas are taken off plan and subject to an agreed measurement on practical completion of the development.

SERVICES

It is understood that all mains services will be connected to the Units.

VIEWING AND FURTHER INFORMATION

For viewing and further information, please contact the Joint Sole Agents.



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TRADE PARK

George Thompson

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