



**Detached Modern Industrial Unit**

**22a Atlas Way, Atlas North Business Park, Sheffield  
For Sale**

- 16,483 sq ft (1531.4 sq m)
- Modern detached industrial unit
- Modern open plan warehousing accommodation
- Fully fitted two storey office accommodation
- Extensive yard area
- Secure site

**Contact – Rebecca Schofield**

**0114 2729750**

St Peters House, Hartshead, Sheffield, S1 2EL  
email: [rebecca.schofield@knightfrank.com](mailto:rebecca.schofield@knightfrank.com)

## Location

The premises are situated within the heart of the Don Valley area of Sheffield, approximately 1.5 miles north-east of Sheffield centre and 2.5 miles south of junction 34 of the M1 motorway.

Due to its excellent location benefiting from easy access onto the motorway network. The Don Valley area of Sheffield has proved an attractive location to a wide variety of occupiers.

## Description

The subject premises comprise a modern, detached industrial unit with steel portal framed construction benefiting from two storey office accommodation to the front of the premises.

Internally, the warehouse accommodation is finished to a high standard with an eaves height of approximately 6m, lighting and heating by way of gas blow heaters.

Loading into the warehouse is provided by two full height roller shutter loading doors leading from a good sized secure yard to the side of the premises. To the front of the premises is an area for further car parking.

The office accommodation is fitted to a modern standard providing a number of large open plan offices as well as a number of smaller individual offices. Internally the accommodation is finished to a good standard with painted plasterwork walls, suspended ceilings with recessed lighting and carpeting throughout.

## Accommodation

From our measurements taken on site we understand that the accommodation has the following gross internal areas:-

Description	Sq m	Sq ft
Entrance	26.29	283
Ground Floor Office	156.52	1,684
First Floor Office	282.79	3,044
Warehouse	1,065.78	11,472
Total	1,531.40	16,483

## Tenure

We understand that the accommodation is held freehold.

## Availability

The accommodation is available for sale.

Price upon application.

## Further Information and Viewing

For further information and viewing, please contact:-

Knight Frank LLP  
Tel: 0114 2729750  
Contact - Rebecca Schofield.

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