



Last Remaining Unit

Bays 3 & 4, The Three Star Building

President Way, President Park, Don Valley, Sheffield

- To let
- Modern industrial building located in the heart of the Lower Don Valley
- Comprising approximately 18,220 sq ft
- The building benefits from integral offices, large clear workshop/warehouse and craneage
- Unique layout – the client and staff entrance to the fronted building facing President Way, part of the established business park, Goods access is via a separate access off Carlisle Street
- It is available to rent by way of a new full repairing and insuring lease at a rental of £4.50 per sq ft

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Location

The Don Valley is the industrial and commercial hub of Sheffield and covers an area of stretching from the City Centre towards Meadowhall and junction 34 of the M1 Motorway.

The area is home to many well known companies including Ancon lark, CSL, System Gripple and Abbey National to name but a few.

The subject property is on President Park, approximately 1.25 miles from the City Centre and is accessed via Savile Street East (A6109) and Carlisle Street to the rear (B6082). Meadowhall and Junction 34 of the M1 are approximately 2.25 miles to the east.

Description

Bays 3 and 4 are the last remaining bays in the Three Star Building. Successful lettings already include NHS, Coors Brewers and Baldwin & Francis.

The property is a large steel portal frame building that has been divided into separate bays. There is a staff and customer car park at the President Park side of the building and foods access in at the rear from Carlisle Street.

Bays 3 and 4 for a mid terrace unit with two storey offices at the front of the property and a large clean workshop to the rear. The workshop is accessed via two roller shutters doors leading into a substantial yard.

Availability

The property is available to rent by way of a new lease at an initial rent of £4.50 per sq ft per annum exclusive of rates, VAT and service charge.

Costs

Each party to bear their own costs incurred in the completion of this transaction.

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