



Industrial premises Atlas Works, Carlisle Street East, Sheffield

- To let
- High bay industrial workshop totalling approximately 3,221 sq m (34,679 sq ft)
- Eaves height 14.5m (47'9")
- 75 ton overhead crane (not tested)
- Available on new lease
- Annual rental £2.95 per sq ft per annum exclusive

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Princess House, 122 Queen Street, Sheffield, S1 2DW
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Location

The property is located to the western side of Carlisle Street East close to its junction with Carwood Road, approximately 2 miles north east of Sheffield City Centre.

Carlisle Street provides access onto Brightside Lane subsequently a lane via to Attercliffe Road onto Junction 34 of the M1 motorway which is situated approximately 3 miles north east of the property.

Description

The property comprises a high bay former steel industrial building with eaves height of some 47' being surmounted by multi pitched part glazed roof. The unit has access directly off Carlisle Street East, however, it is proposed that a small yard be made between the subject property and the Corner Pin Public House with a further point of access.

The unit benefits from a 75 ton overhead crane – not tested.

Accommodation

From our measurements we understand the property extends to the following:

	Sq m	Sq ft
Warehouse	3,103	33,398
Ancillary area	119	1,291
Total area	3,221	34,679

Interested parties are recommend to take a measured survey of the building prior to completion.

Services

We understand all mains services are connected to the property.

Rating

We understand the property will be re-assessed for rates upon new occupation.

Terms

The property is available by way of a new 3, 6 or 9 year leases on fully repairing and insuring terms.

The annual rental is £2.95 per annum exclusive.

Legal Costs

The in-going tenant will be responsible for the landlord's reasonable legal costs in connection with the transaction.

VAT

VAT may be payable on the rental and/or any other terms detailed above.

Interested parties are requested to satisfy themselves as to the applicable VAT position, if necessary by taking the appropriate professional advice.

Important Notice

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