

# Claywheels Lane, Sheffield

Various Storage Units and Compounds Available on Secure Site

# to let

Extensive Secure Storage and Industrial Complex



UNITS RANGING IN SIZE FROM APPROXIMATELY 8,000 SQFT UPWARDS

## Location

The site is situated within an established industrial area approximately 3.5 miles North West of Sheffield City Centre. The site is accessed via Claywheels Lane linking the A61 Penistone Road which in turn provides access to the City Centre and Junction 36 of the M1 motorway. The location of the site benefits from good amenities around Hillsborough.

## Description

The site comprises of a substantial industrial complex providing a range of units and large areas of storage compounds. The site offers open plan, secure workshop and storage space. There is also a number of hardstanding areas which are available for open storage. Details of building and site areas are provided on the attached availability schedule.

## Accommodation

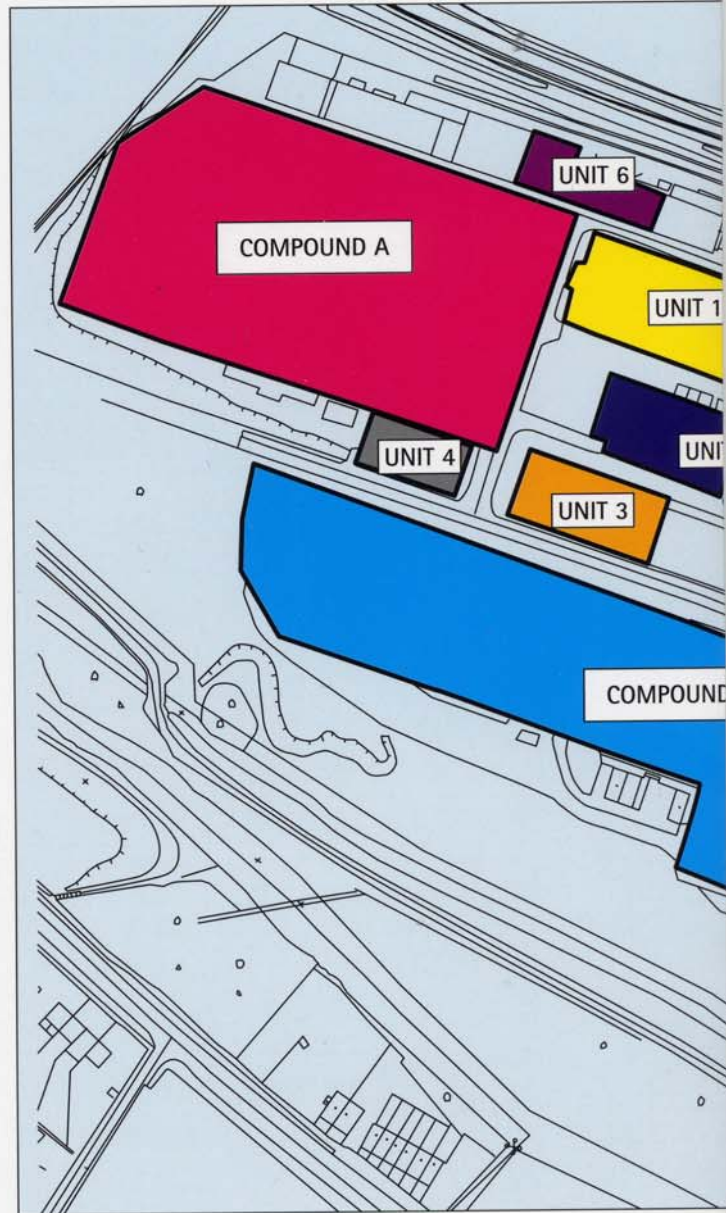
The site provides a number of high bay units ranging from approximately 8,100 sqft to 47,959 sqft. There is the ability to combine units to create larger floor plates. The large open compounds offer areas ranging from 1 acres to 6 acres.

## Terms

The units are available to let by way of a new lease on flexible terms.

## Rent

The units are available on an all inclusive basis. Please see the schedule for the costs associated with each unit. The cost of 24 hours per day manned security on site will be included in the rent.

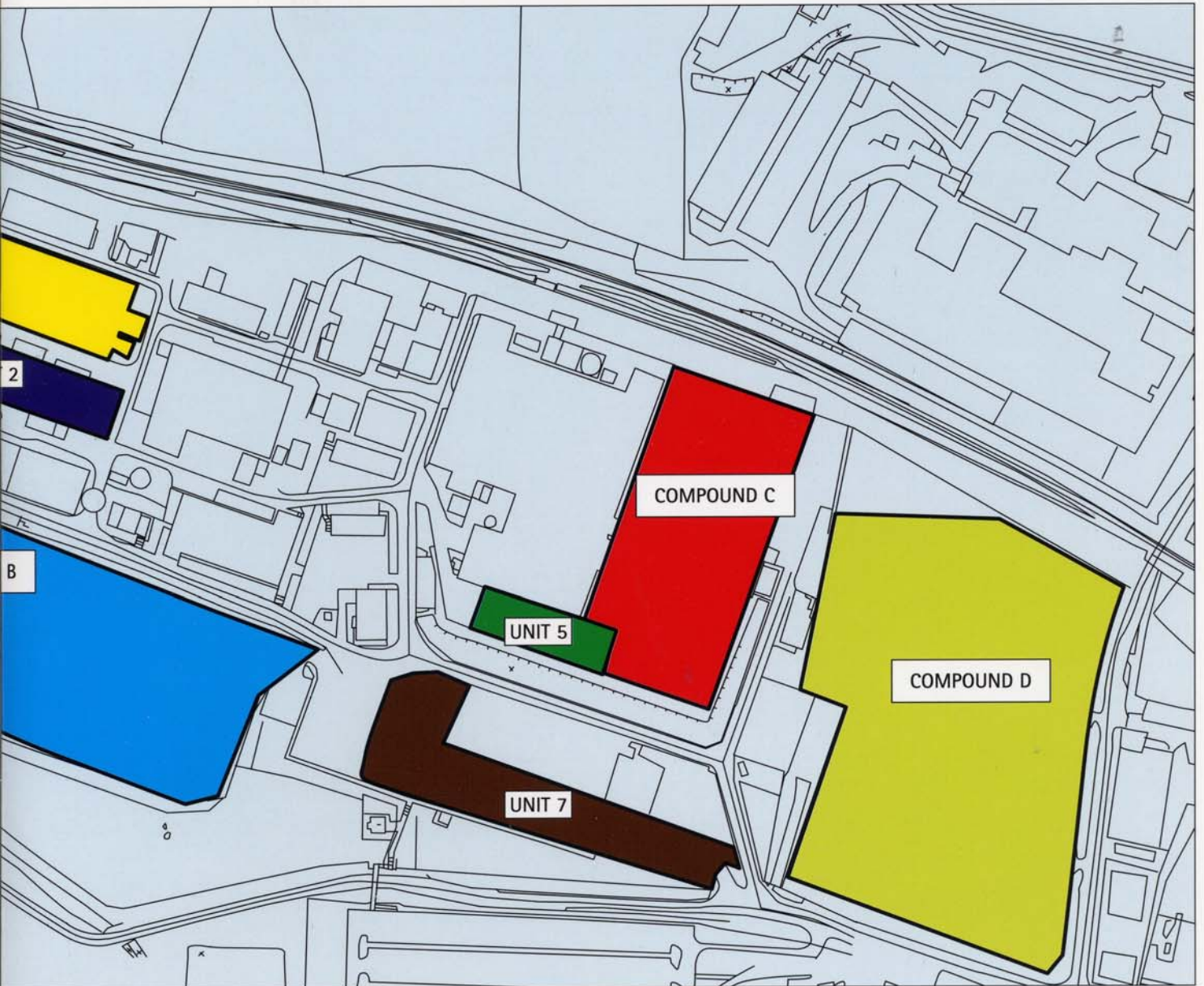


Schedule of Accommodation

COMPOUND	SIZE (ACRES)	ANNUAL RENT
A	4	£20,000
B	5.5	£20,000
C	2.25	£20,000
D	6.0	£20,000

NB The above floor areas are all approximate. The rentals quoted are per annum.

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UNIT	SIZE (FT <sup>2</sup> )	SIZE (M <sup>2</sup> )	ANNUAL RENTAL
1	47,963	4,456	£143,889
2	30,433	2,827	£91,299
3	15,242	1,416	£45,726
4	8,380	778	£25,140
5	13,529	1,256	£40,587
6	11,346	1,054	£34,038
7	17,000	1,579	£68,038

ANNUAL RENTAL

00/acre

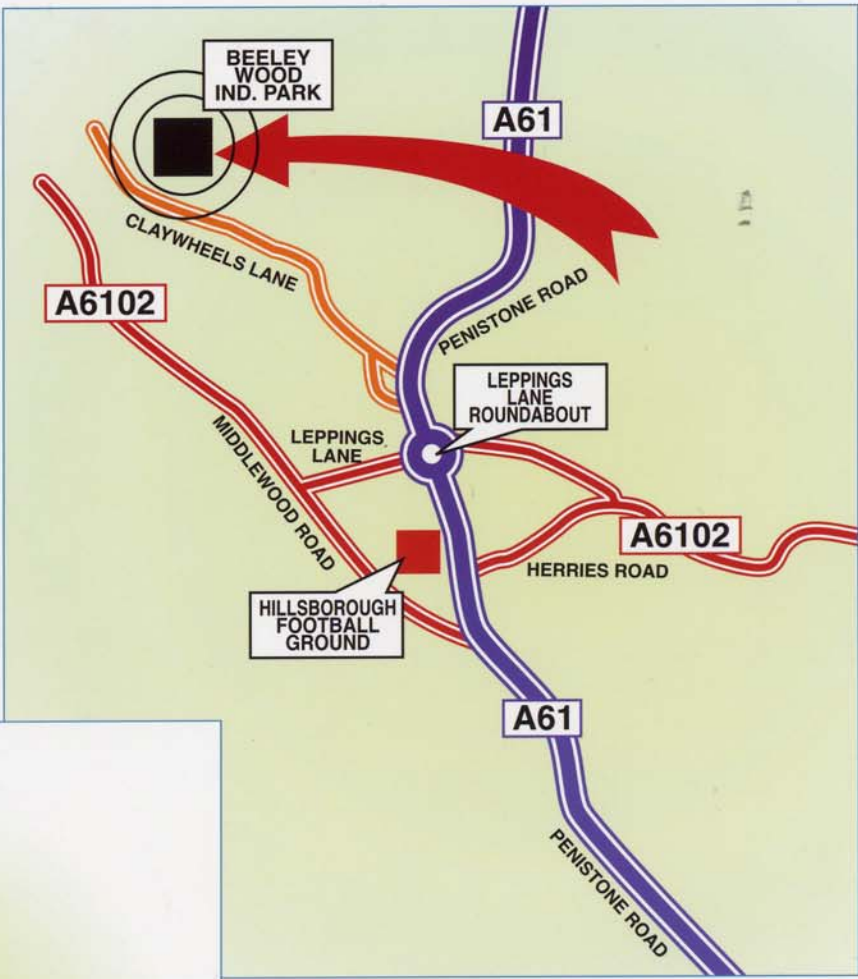
00/acre

00/acre

00/acre

are all inclusive.

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 Note: If areas quoted do not state specifically "internal" or "external" areas, please contact the agent for confirmation. All areas quoted are approximate.  
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