



## Industrial/Warehouse Premises

Vander House, Starnhill Close, Ecclesfield, Sheffield

## For Sale/To Let

- 50,577 sq ft (4,699 sq m)
- Including mezzanine floor area of 9,240 sq ft (858 sq m)
- High bay warehousing accommodation
- Secure site
- Generous yard area
- Immediately available

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## Location

Vander House is ideally situated fronting onto both Station Road and Starnhill Close within the Ecclesfield area of Sheffield.

Station Road in turn provides access onto the A6135 The Common and subsequently the A629 Cowley Lane via Nether Lane providing access out to junction 35 of the M1 motorway. The accommodation is also easily accessible from junction 34 of the M1 via Ecclesfield Road. Sheffield centre is approximately 5 miles to the south.

Local occupiers include Morrison's, Veiola and South Yorkshire Police and South Yorkshire Laboratories.

## Description

The premises comprise a detached industrial unit of steel framed construction with profile sheet cladding with a brick built office block to the front of the premises.

Internally the accommodation provides open plan warehousing accommodation accessed via full height loading access with an eaves height of approximately 9m. The accommodation has the benefit of a mezzanine floor extending to approximately 9,200 sq ft which can easily be removed if not required.

The office element of the accommodation provides a mixture of open plan and partitioned accommodation fitted with suspended ceilings with fluorescent lighting and carpeting throughout.

Externally the accommodation is set within a secure site and benefits from generous loading and car parking areas.

## Important Notice

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## Accommodation

From the information provided, the property comprises the following:-

Accommodation	Sq Ft	Sq M
Warehouse	34,840	3,237
Office	6,497	603
Mezzanine Area	9,241	858
<b>Total</b>	<b>50,577</b>	<b>4,699</b>

## Availability

The accommodation is immediately available for occupation and is offered to let by way of a new lease on terms to be agreed.

Alternatively, the accommodation is available for sale.

## Rent/Price

Upon application.

## Legal Costs

Each party are to be responsible for their own legal costs incurred in this transaction.

## Viewing and Further Information

Via the joint letting agents, Knight Frank LLP (0114 2729750) and M3 (0114 2738857)

Brochure Prepared: November 2007