



Need more **room?**



Foremost Industrial Estate
Grange Mill Lane | Sheffield



To Let

Modern Warehouse Facility

- Comprising approximately 50,000 sq ft
- 3/4 miles from J34(N) M1
- Rent - £4.00 per sq ft exclusive
- Incentives available

Description

- 8m eaves
- 37.5 Kn per sq m floor loading capacity
- Roller shutter doors
- Clear open span steel portal frame construction
- External brick works
- Internal blockwork walls with insulated profile metal cladding
- Excellent natural light
- Large forecourt with a 25m turning circle
- Comprising approximately 50,000 sq ft

Use

The premises can be used for B1, B2 or B8 purposes.

Services

All mains services are available.

Rent

The current rent passing is £4.00 per sq ft per annum exclusive of rates, VAT and service charge.

Availability

The unit is available to let by way of a new sub-lease from 01/07/06

Costs

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

Location

The subject property is situated approximately 0.75 miles from Junction 34 (North) of the M1 Motorway on Grange Mill Lane which leads directly to the Motorway roundabout. The units are also clearly visible from the north bound and south bound carriageways of the M1.



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