



Modern Industrial Unit

Unit 4 Peacock Trading Estate, Sheffield

To let

- Good quality industrial unit due to be refurbished
- Established industrial estate
- Unit 4 comprises approximately 238 sq m (2,560 sq ft), Unit 4 comprises approximately 261 sq m (2,809 sq ft).
- Together the units comprise approximately 5,369 sq ft.

Contact – Helen Brown

0114 272 9750

Knight Frank LLP, St Peters House, Hartshead, Sheffield, S1 2EL email: helen.brownl@knightfrank.com

Location

The subject properties are situated to the north of Sheffield City Centre, just off Penistone Road (A61). Penistone Road is the main road leading from Sheffield City Centre through the residential areas of Hillsborough and Grenoside to Barnsley and Junction 36 of the M1 motorway.

Peacock Industrial Estate is accessed by following Penistone Road out of Sheffield City Centre, turning right at Livesey Street, adjacent to the Owlerton Sports Stadium. Peacock Trading Estate is then situated taking a first right and is at the end of the road on the left hand side. Occupiers on the estate include Dynorod, Andergauge and Henry Taylor (Tools) Ltd.

Description

Units 3 & 4 comprise mid terrace steel portal frame industrial/warehouse buildings. Internally the warehouses have a clear height to the underside of the haunch of approximately 4.6 metres. Access to the warehouse is via a full height roller shutter door. Internally there are WC facilities and a small kitchenette. It is proposed that the buildings will be refurbished and this can be done to suit occupiers particulars needs. This will include the following:-

- Re-painting throughout
- Re-painted floors
- Small office content
- Redecoration to the offices.

Unit 4 already has a small office content included. There is approximately 450 sq ft of offices split over two floors plus a small mezzanine storage area on the first floor.

Availability

The property is available to let by way of a new full repairing and insuring lease.

Rent

Unit 4 - £16,850 per annum

Please note the above rents are exclusive of rates, VAT and service charge.

Cost

Ingoing tenant is to pay their own cost incurred in this transaction.



Important Notice

- 1. No description or information given by Knight Frank LLP whether or not in these Particulars and whether written or verbal ("information") about the property or its condition or its value may be relied upon as a statement or representation of fact. Neither Knight Frank LLP (nor any joint agents) have any authority to make any representations and accordingly any information given is entirely without responsibility on the part of the agents or the seller(s) or lessor(s).
- 2. These particulars do not constitute, nor constitute part of, an offer or contract, nor shall they merge in any offer or contract which may hereafter be made between the sellers or lessors and the recipient of the information.
- 3. The photographs show only certain parts of the property at the time they were taken. Any areas measurements or distances given are approximate only.
- 4. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer or lessee.
- 5. Any buyer or lessee must satisfy himself by inspection or otherwise as to the correctness of any information given.

Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Registered office: 20 Hanover Square, London W1S 1HZ