



Industrial / Workshop Accommodation

River Works, Grange Lane, Sheffield, S5 0DP

To Let

- Opportunity to acquire commercial accommodation to the North of Sheffield City Centre
- 4,600 sq ft
- On site car parking
- Close proximity to Junctions 34 and 35 of the M1 Motorway

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Location

River Works is situated on Grange Lane (B6086), in close proximity to the junction with Ecclesfield Road (B6082).

The property forms part of a complex of period industrial buildings in an attractive semi rural location, adjacent to Blackburn Brook.

Whilst being in attractive leafy surroundings is also in close proximity to the M1 Motorway at Junctions 34 and 35.

Description

The building has brick walls, concrete floor, and a roof of king span insulated panels, incorporating transparent Perspex light panels.

The building has been divided to provide seven individual industrial units. All units have now been let, apart from Unit 6.

Most of the units have either roller shutter or concertina type doors, mains services, i.e. gas electricity and water, and in some cases heating.

Accommodation

	Sq Ft	£ per month	£ per annum
Unit 6	4,600	1,150	13,800

All rents are exclusive of rates, service charge and utilities.

Please note that the building is not VAT registered and therefore VAT is not payable on the rent.

Service Charge

The landlord will levy a service charge of up to £0.50 per sq ft to cover the maintenance and cleaning of the yard and toilet block.

Availability

All units are available on full repairing and insuring leases on terms to be agreed.

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