



### **Industrial/Warehousing Accommodation**

## **Centenary Works, Woodseats Road, Sheffield**

To Let – Warehouse – 4,665 sq ft

- Opportunities to acquire commercial property accommodation towards the south west of Sheffield city centre.
- Opportunities for light industrial/warehousing
- On site car parking/yard areas
- Units can be refurbished to suit occupier's specific needs.

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## **Location**

The property is situated at the junction of Woodseats Road and Little London Road just off Abbeydale Road (A621).

The property is in a predominantly mixed use area that incorporates residential office, industrial and leisure facilities. It provides an ideal location for a number of businesses in close proximity to the affluent suburbs of the south west of the city.

## **Description**

Centenary Works is a former headquarter manufacturing facility incorporating both office, manufacturing and warehousing facilities. The main buildings are arranged around a central yard/car parking area which provides access into each of the separate units. The office accommodation is situated along the Woodseats Road elevation of the property.

## **Floor Areas**

We have one unit left of approximately 4,665 sq ft.

## **Availability**

The unit is available to let by way of new leases on terms to be negotiated.

## **Rent**

The industrial accommodation is available to rent at £3.50 per square foot exclusive of rates, insurance, and services.

## **Costs**

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

## **Service Charge**

The landlord will levy a service charge to cover the cost of the maintenance of the common areas.

## **Important Notice**

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