



Modern Industrial Unit

**Unit 6 Sheffield Industrial Estate, Surbiton Street,
Don Valley, Sheffield**

To Let

- 5,070 sq ft Gross Internal Area (including first floor mezzanine of 269 sq ft)
- On site car parking and yard area
- Well located in the heart of the Don Valley
- Good accessibility to M1 Junction 34

Peter Whiteley/Helen Brown

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Location

From Sheffield City Centre take Attercliffe Road (A6178) towards Meadowhall/M1 Junction 34. Surbiton Street is a turning on the right hand side prior to the Meadowhall non-food Retail Park.

Alternatively the property can be approached from Sheffield Parkway (A630) turning on to the outer ring road – Prince of Wales Road (A6102) proceeding through Darnall towards the Sheffield Arena and Surbiton Street is a turning on the right hand side after the Centertainment centre.

Description

The property comprises a modern industrial unit with internal eaves height of approximately 6m and a commercial access door, gas blower heating and strip lighting.

To the front of the unit are fitted offices benefiting from electric converter heaters and providing the usual toilet and kitchen facilities.

Note: In addition there is further mezzanine storage area above the office block.

Externally, on site car parking is provided and there is a yard area in front of the unit.

Accommodation

The property briefly comprises the following gross internal area (approx.):-

Ground Floor Industrial & Office

4,801 sq ft

First Floor Mezzanine

269 sq ft

Total 5,070 sq ft

Terms/Availability

The property is available to let by way of the following options:-

1. Short term lease until Spring 2008 at a passing rental of £19,680 per annum exclusive.
2. A new full repairing and insuring lease on terms to be agreed.

Viewing

Please contact Sole Agents Knight Frank for the attention of Peter Whiteley or Helen Brown.

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