

Carlisle Business Park

40 Chambers Lane Sheffield S4 8DA

Warehouse | 2,002 ft²



Full height roller shutter



Fitted office



Secure parking



Secure yard

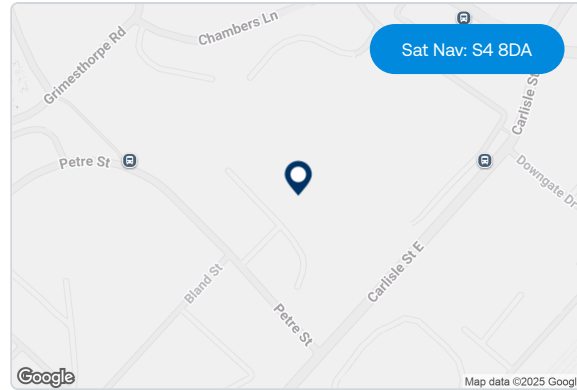


Three-phase electricity

Available to Let



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Description

Carlisle Business Park comprises a high quality estate of 16 modern industrial/warehouse and trade units, ideally located in the lower Don Valley region of Sheffield.

The properties are terraced units of portal frame construction with clad elevations beneath a pitched roof incorporating translucent light panels. The units are finished to a specification to include full height ground level roller shutter doors, fitted office accommodation, WC and kitchenette / welfare facilities. Externally, there is a secure shared yard with a parking and loading area.

Further information

EPC Unit
14: C;

Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms
Available on new full repairing and insuring leases.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

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Location

Carlisle Business Park is within the Don Valley region of Sheffield. The available accommodation is situated just off Carlisle Street, accessed via Petre Street and Upwell Street, and close to J34 of the M1 Motorway. The subject property is located circa 3 miles from Sheffield City Centre.



Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
14	Warehouse	2,002	Under offer	1,668
Total		2,002		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three-year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

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