

Meadowhall Trade Centre

Meadowhall Trade Centre, 235 Meadowhall Road Sheffield S9 1BW

Warehouse | 5,483 ft²



24-hour access



Ample car parking



Three-phase power



Roller shutter door



Excellent location

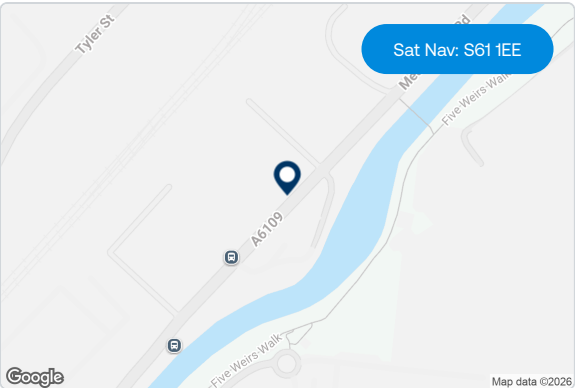


Refurbished

Available to Let



LastMileFirst | mileway.com



Description

The unit is an industrial unit of steel portal frame construction. The unit has been newly refurbished and benefits from 5.8m eaves height, a roller shutter door, integral office space and three-phase power.

Externally there is ample car parking and a communal yard area.

Location

Meadowhall Trade Centre occupies a prominent and highly visible location fronting the A6109 Meadowhall Road. This is the main arterial route between the M1 at Junction 34 and Sheffield City Centre, which lay within 1 mile and 5 miles to the North and South respectively. The estate lies directly opposite Meadowhall Shopping Centre, which provides excellent staff amenities.

Further information

EPC
Unit 4: D.

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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Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)	EPC
Unit 4	Warehouse	5,483	Immediately	5,204	D
Total		5,483			

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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