Sherburn Network Centre

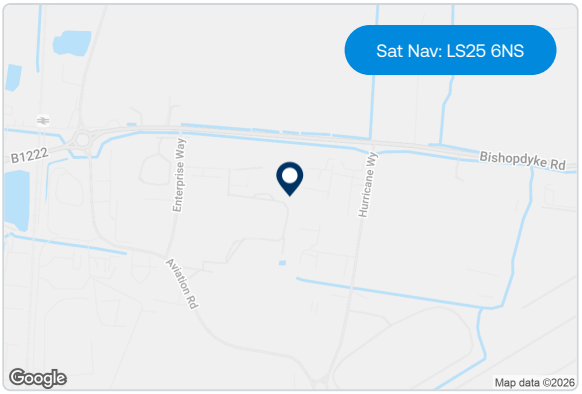
Sherburn (NS) Sherburn LS25 6NS

Warehouse | 3,537 ft^2

- Gated site
- Three-phase power
- Roller shutter door
- 5mm eaves height
- On-site parking
- Pedestrian entrance







Description

Unit 1 Sherburn Network Centre high-quality, self-contained workspaces ideal for light industrial, workshop, office or storage use, featuring full-height roller shutter doors for vehicle access and loading, a separate personnel entrance, roof skylights for abundant natural light, staff welfare facilities and a kitchenette, with planning consent in place for Use Classes B1, B2 and B8.

Location

Sherburn Network Centre is situated in the established Sherburn Industrial Estate, with strong motorway links approximately 5 miles to Junction 42 of the A1(M). Sherburn is positioned within close proximity to major cities such as Leeds, Manchester and Doncaster.

Further information

EPC
Unit 1: C,
Unit 5: 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.

Book a viewing

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Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)	EPC
Unit 1	Warehouse	3,537	Immediately	3,125	C
Total		3,537			

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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