



**TO LET**

# INDUSTRIAL/WORKSHOP/ OFFICES

## 90 Effingham Road, Sheffield, S4 7YS



**Total Size: 10,673 sq ft (991 sq m)**

- Established industrial location
- Self-contained yard
- Close proximity to City centre
- Recently refurbished office space
- Suitable for a variety of uses subject to planning.



## LOCATION

The premises front Effingham Street, approximately one mile north east of Sheffield City Centre. Effingham Street (B6073) provides access to both Attercliffe Road and Derek Dooley Way (A61), which are both main arterial routes to Sheffield City Centre and also Junction 33 and 34 of the M1 Motorway beyond to the east.

## DESCRIPTION

The subject property comprises of storage/ industrial space with ancillary office accommodation which has been refurbished to a good standard. The property further benefits from a self-contained yard which provides direct access onto Effingham Road which in turn provides direct access to Sheffield City Centre or the M1 motorway.

## SPECIFICATION

The property benefits from the following specification:

- Roller shutter access
- Secure yard/hard standing area
- Prominent frontage
- Suspended ceilings in offices
- Mezzanine floor area providing additional storage space

## UTILITIES

We understand the property is connected to all mains utilities; however interested parties should satisfy themselves in this regard before entering into contract.

## EPC

Full EPC Certificate and recommendations report are available on request.

## TENURE

A leasehold interest in the property is available on full repairing and insuring terms. We are currently quoting a rent of £30,000 per annum.

## RATES

The property is listed in the 2010 Rating List as 'Workshop and Premises' with a Rateable Value of £25,750.

## VIEWING

To arrange a viewing of the premises, please contact the sole letting agents:

Tom Swallow

0114 263 9208

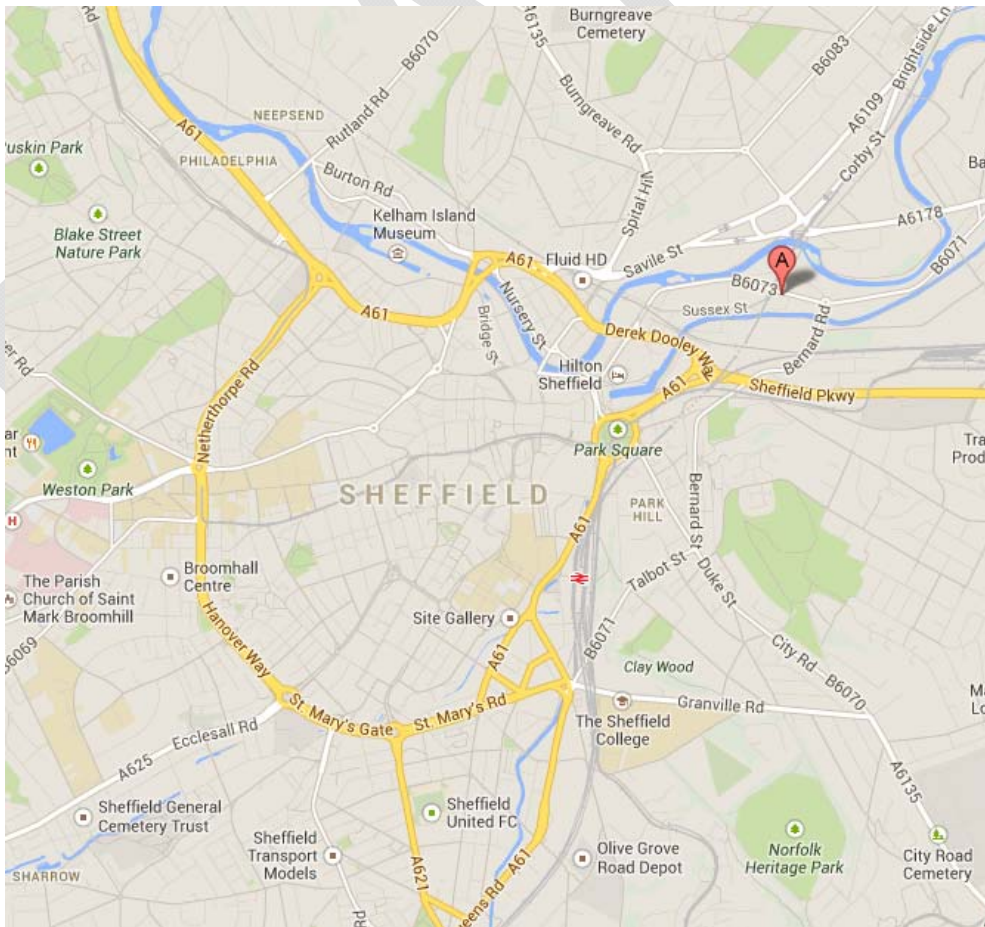
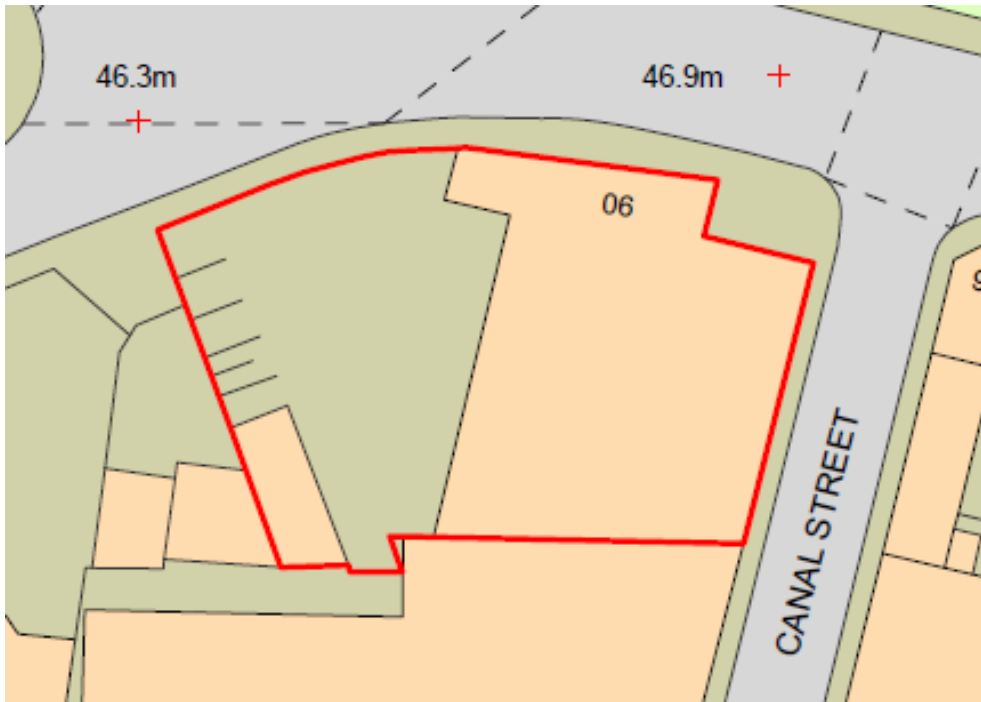
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