



Modern Unit - To Let/May Sell 2,009 Sq Ft (186.64 Sq M)

- High Specification Industrial Warehouse/Trade Units
- Full Height Loading Door
- Close to J34 of the M1 Motorway

Modern Unit - To Let/May Sell

2,009 Sq Ft (186.64 Sq M)

Location

The unit is situated within Carlisle Business Park in Sheffield off Chambers Lane. The estate is well located and approximately 2 miles north of Sheffield and close to Junction 33 of the M1 Motorway. Carlisle Business Park is an established industrial estate arranged over 4 terraced blocks. All the Carlisle BP units provide a similar styled unit of steel portal framed units with brick/block and profile clad elevations set within a shared yard/parking area.

Description

Carlisle Business Park is ideally situated within Don Valley area of Sheffield. The accommodation is situated just off Carlisle Street, accessed via, Petre Street and Upwell Street, and close to J34 of the M1 Motorway.

Carlisle Business Park is a high quality development of 16 industrial/warehouse units, ideally located in the lower Don Valley area of Sheffield.

Features

- Full height loading door
- Fitted office accommodation
- Lighting to the warehouse
- Good sized loading areas

Accommodation

| DESCRIPTION | SQ FT | SQ M |
|--------------|--------------------|--------------------|
| Ground Floor | 2,009 | 186.64 |
| TOTAL | 2,009 SQ FT | 186.64 SQ M |

Terms

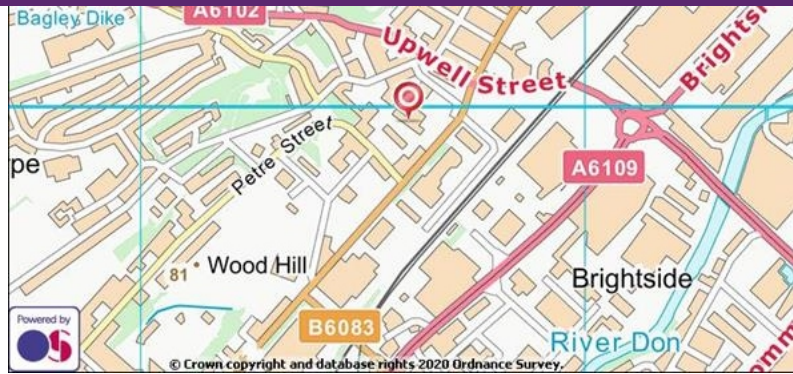
FRI terms to be agreed - Quoting £20,000 pa
A sale will be considered - £250,000.

VAT

All figures are quoted exclusive of VAT at the prevailing rate.

EPC Rating

EPC Available upon request



Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs

Each party to bare their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP
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