



Michael Steel & Co
PROPERTY CONSULTANTS

FOR SALE

INDUSTRIAL WAREHOUSE

175 RUTLAND ROAD, SHEFFIELD, S3 9PT

1,157 m² (12,454 sq ft)



- Prominent unit fronting Rutland Road
- Close to Sheffield centre
- Detached with large yard/parking area

0113 2348999

Location

The subject premises front Rutland Road (B6070) which is a main arterial route close to Sheffield city centre. Rutland Road links with Penistone Road (A61) a short distance away, which leads to J36 of the M1 beyond.

The property is approximately 1 mile north of Sheffield city centre with main road frontage along Rutland Road.



Description

The premises comprise a detached warehouse/industrial split over two levels with integral office accommodation and a yard/hardstanding area. Access to the unit is via a personnel door leading to the reception and office space beyond at first floor level. An electric roller shutter (3.78m wide and 3.07m high) gives access to the ground floor workspace which incorporates a vehicle inspection pit (5.5m x 0.75m). A manual roller shutter (5.79m wide) also gives access to the ground floor and in addition leads to a 3m wide vehicle ramp to the first floor.

Externally the property provides a substantial yard/parking area to the front of the property which is directly accessed from the main road (Rutland Road).

Accommodation

Description	M ²	(sq ft)
Ground floor warehouse	456	(4,914)
First floor warehouse	461	(4,966)
First floor offices	239	(2,574)
Total	1,156	(12,454)

Rating

The property has previously been split assessed with a total rateable value of £39,150.

Energy Performance Certificate

An Energy Performance Certificate (EPC) will be available upon request.

Terms

Freehold interest quoting £500,000.

VAT

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

Legal Costs

Each party to bear their own legal costs incurred in any transaction.

Viewing/Enquiries

Strictly by appointment only with the joint agents: -

Michael Steel & Co
Richard Barker

Tel: 0113 234 8999
richard@michaelsteel.co.uk

CPP
Ed Norris
Max Pickering

Tel: 0114 2709160
ed@cpartners.co.uk
max@cpartners.co.uk



Our Ref: 2710/A/RB
August 2018

Subject to Contract



Michael Steel & Co
PROPERTY CONSULTANTS

0113 2348999
www.michaelsteel.co.uk

Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.