

Eddisons

0114 244 9121



TO LET - HYBRID INDUSTRIAL UNITS

2 STOREY | 1,550_{SQ.FT.} | SOLAR ENERGY | MANDALE PARK S20

LONG ACRE WAY, SHEFFIELD, S20 3GH

MANDALE PARK S20

THE UNITS

This development comprises an estate of 21 two storey hybrid units.

Internally, the hybrid units are split over two levels; the ground floor features warehouse/storage accommodation over a concrete slab, accessed via a roller shutter to the front elevation. The upper floor provides a high specification multi-purpose accommodation alongside a kitchenette, ideal for an office but adaptable to suit any needs. The external envelope is of facing brickwork construction with a glazed entrance facade and the property is surmounted by a pitched, tiled roof.

The hybrids have been designed with occupier affordability in mind; solar panels, LED fittings and electric panel radiators throughout contribute to excellent EPC ratings and low running costs. The property also benefits from a ten year insurance-backed build warranty.

SOLAR:

Every unit is fitted with its personal solar panel system, ensuring significant cost savings while granting you access to renewable energy right at your fingertips.

LOCATION

Located on Longacre Way in Sheffield, Mandale Park S20 is the ideal spot for business. It's close to major industrial estates like Holbrook (3 miles) and the Advanced Manufacturing Park (6 miles), enhancing networking opportunities.

Public transport is convenient, with the Halfway tram stop just 2 miles away, and major roads like the A57 and A6135 nearby. The M1 motorway is a 10-minute drive, facilitating logistics. Sheffield Train Station, 7 miles away, offers direct links to major cities, enhancing business travel options. This prime location ensures excellent connectivity and growth potential.

THE DEVELOPMENT:

Beyond the generous specification of the units, our business parks take pride in providing top-notch amenities and facilities for its tenants. Expect features such as 24 hour security systems, ample free parking spaces and well-maintained common areas. The aim is to create an environment where businesses can focus on what they do best in a location they love.

TERMS

Available by way of a new full repairing and insuring lease with the enclosed cost shown incorporated.



MANDALE PARK

S20

LONG ACRE WAY,
SHEFFIELD,
S30 3GH



VIEW OUR
VIRTUAL TOUR

UNIT NO	SIZE sq. ft.	FLOORS	RENT (PA)	SERVICE CHARGE (PA)*	INSURANCE (PA)	AVAILABILITY
1	1,550	2	£23,000 + VAT	£1,000 + VAT	£350 + VAT	
2	1,550	2	£23,000 + VAT	£1,000 + VAT	£350 + VAT	
3	1,550	2	£23,000 + VAT	£1,000 + VAT	£350 + VAT	
4	1,550	2	£23,000 + VAT	£1,000 + VAT	£350 + VAT	
5	1,550	2	£23,000 + VAT	£1,000 + VAT	£350 + VAT	
6	1,550	2	£23,000 + VAT	£1,000 + VAT	£350 + VAT	
7	1,550	2	£23,000 + VAT	£1,000 + VAT	£350 + VAT	
8	1,550	2	£23,000 + VAT	£1,000 + VAT	£350 + VAT	
9	1,550	2	£23,000 + VAT	£1,000 + VAT	£350 + VAT	
10	1,550	2	£23,000 + VAT	£1,000 + VAT	£350 + VAT	
11	1,550	2	£23,000 + VAT	£1,000 + VAT	£350 + VAT	
12	1,550	2	£23,000 + VAT	£1,000 + VAT	£350 + VAT	
13	1,550	2	£23,000 + VAT	£1,000 + VAT	£350 + VAT	
14	1,550	2	£23,000 + VAT	£1,000 + VAT	£350 + VAT	
15	1,550	2	£23,000 + VAT	£1,000 + VAT	£350 + VAT	
16	1,550	2	£23,000 + VAT	£1,000 + VAT	£350 + VAT	
17	1,550	2	£23,000 + VAT	£1,000 + VAT	£350 + VAT	
18	1,550	2	£23,000 + VAT	£1,000 + VAT	£350 + VAT	
19	1,550	2	£23,000 + VAT	£1,000 + VAT	£350 + VAT	
20	1,550	2	£23,000 + VAT	£1,000 + VAT	£350 + VAT	
21	1,550	2	£23,000 + VAT	£1,000 + VAT	£350 + VAT	

*Please be advised that the service charge is an initial provision and may be subject to annual adjustment.

STANDARD SPECIFICATION



Electrically operated roller shutter door
(3m height)



BT connection



Ample free parking



Total GIA circa 1,550 sq. ft.



Kitchenette facilities



WC facilities



24/7 security systems in place



Water connection provided



3-phase electric provided



3.4m ground floor height (approx)
2.5m first floor height (approx)



Fire alarm system

EXTRAS (site specific)



Air conditioning



Solar panel energy



Electric car charging station



Double glazed front and rear entrance



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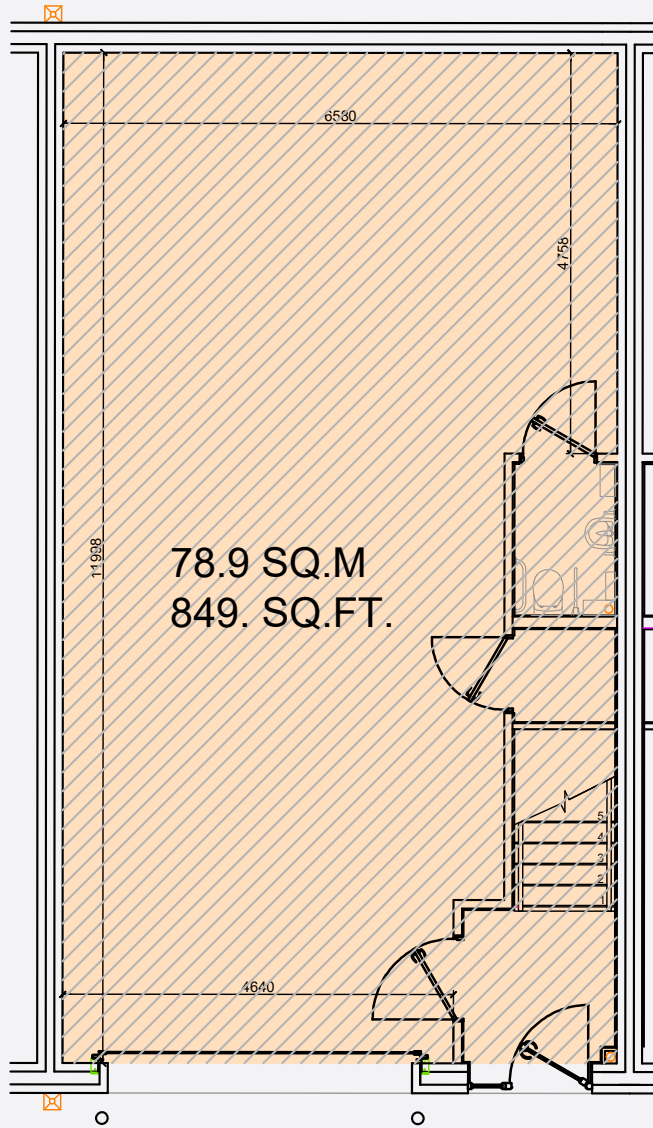


VIEW OUR
VIRTUAL TOUR

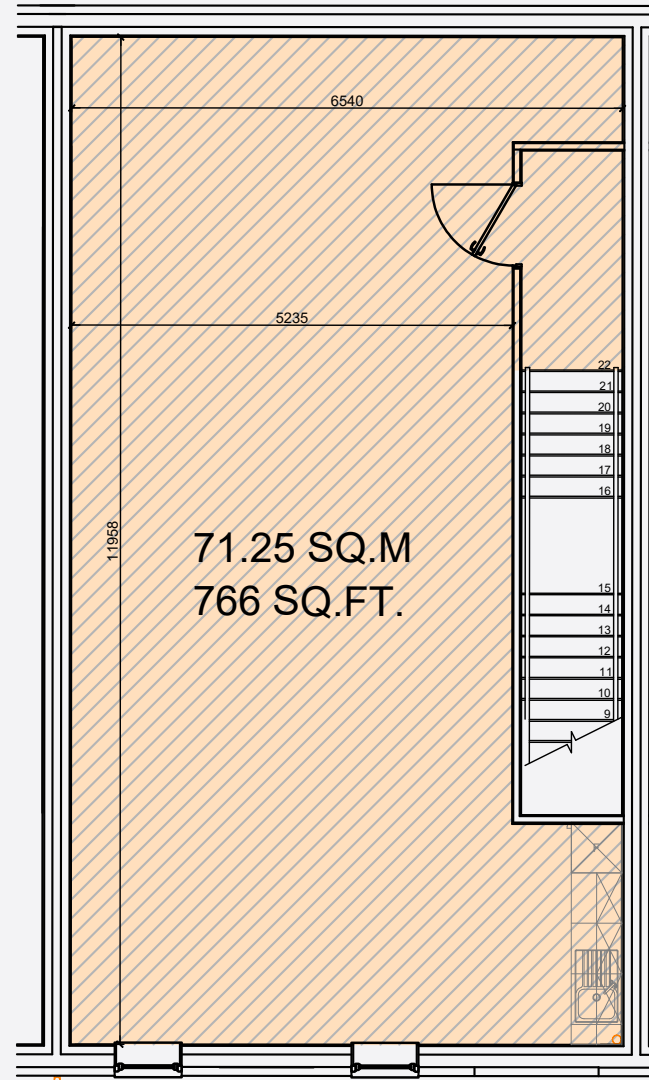


- EV EV Charger
- C Cycle Store
- B Bin Store
- M Meter Room
- S Sub Station

HYBRID UNIT LAYOUT



TYPICAL PLAN - GROUND FLOOR



TYPICAL PLAN - FIRST FLOOR



OUR TENANTS INCLUDE:

Creative and Media:

- Audio studios
- Photography
- Media agencies
- Sound systems
- Textiles and fashion
- Wedding planners

Health Services:

- Opticians/hearing
- Dentists
- NHS services
- Mobile vets

Personal Care:

- Tanning salons
- Hairdressers
- Nails and beauty
- Cosmetic training academies

Commercial Services:

- Office/storage
- Commercial cleaners
- Laundrettes
- E-commerce

Food and Beverage:

- Food manufacturers
- Ghost/dark kitchens
- Bakeries

Retail and Wholesale:

- Flower shops
- Hardware stores
- Sports equipment
- Workwear
- Antiques dealer

Trades:

- Structural engineers
- Windscreen repair
- Architects
- Electricians
- Plumbing
- Lighting
- Air con installation

Professional Services:

- Solicitors
- Property maintenance
- Electric and plumbing
- Undertakers
- Telecommunications
- Housing associations
- Architects

Health and Fitness:

- Gyms
- Pilates
- Personal trainers
- Martial arts
- Dance studios

- Home and Design
- Kitchen showrooms
- Office fitters
- Upholstery

Infrastructure:

- Cable installation
- CNC machinery

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TAKE A LOOK
AT HOW TENANTS
HAVE DESIGNED
THEIR UNITS

LONG ACRE WAY,
SEHFFIELD,
S20 3GH

 arrival.scenes.reverted

CONTACT

For further information
or to arrange a viewing
please contact:

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Mandale Group advises all interested parties to independently verify property information and seek professional advice. No details provided should be relied upon as facts, and all measurements, photographs, and representations are approximate and non-binding.

