

0114 2449121

eddisons.com

UNIT 9 – TO LET

Eddisons



SEATON BUSINESS PARK, 65 DEEP LANE, ECCLESFIELD, SHEFFIELD,
SOUTH YORKSHIRE, S5 0DU

Rent: £5,800 per annum

Size: 807 sq ft (75 sq m)

- New workshop/storage unit
- Vehicle roller shutter access door
- Only one unit available
- Two storey unit with first floor office

LOCATION

The property is located in a secure island site accessed via River Bridge and secure gated entrance from Deep Lane. Junction 34 of the M1 Motorway is approximately one and a half miles to the south and Sheffield City Centre approximately four miles to the south west.



DESCRIPTION

Workshop/storage unit available within a newly converted industrial unit and arranged over ground and first floors. The unit is separately metered for electricity and benefits from independent WC and kitchenette.

Configured on ground and first floors only the unit has vehicle roller shutter access.

SERVICES

Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

ACCOMMODATION

All measurements are approximate prepared on a gross internal area basis. IPMS areas are available on request.

	M ²	SQ FT
Ground Floor	37.5	403
First Floor	37.5	403

RENT

£5,800 per annum exclusive

LEGAL COSTS

Each party to bear their own costs in relation to this transaction

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Certificate rating of C(54). A copy is available from the agent on request.

ANTI-MONEY LAUNDERING

Please note all prospective parties will need to be verified for anti-money laundering purposes prior to the deal being agreed.

VIEWING

Strictly by appointment with the sole agents:- Eddisons
1 Blackburn Road
Sheffield
S61 2DW
Contact: Paul Oddy
Paul.Oddy@eddisons.com
(0114) 2449121

Ref: PDO/162453

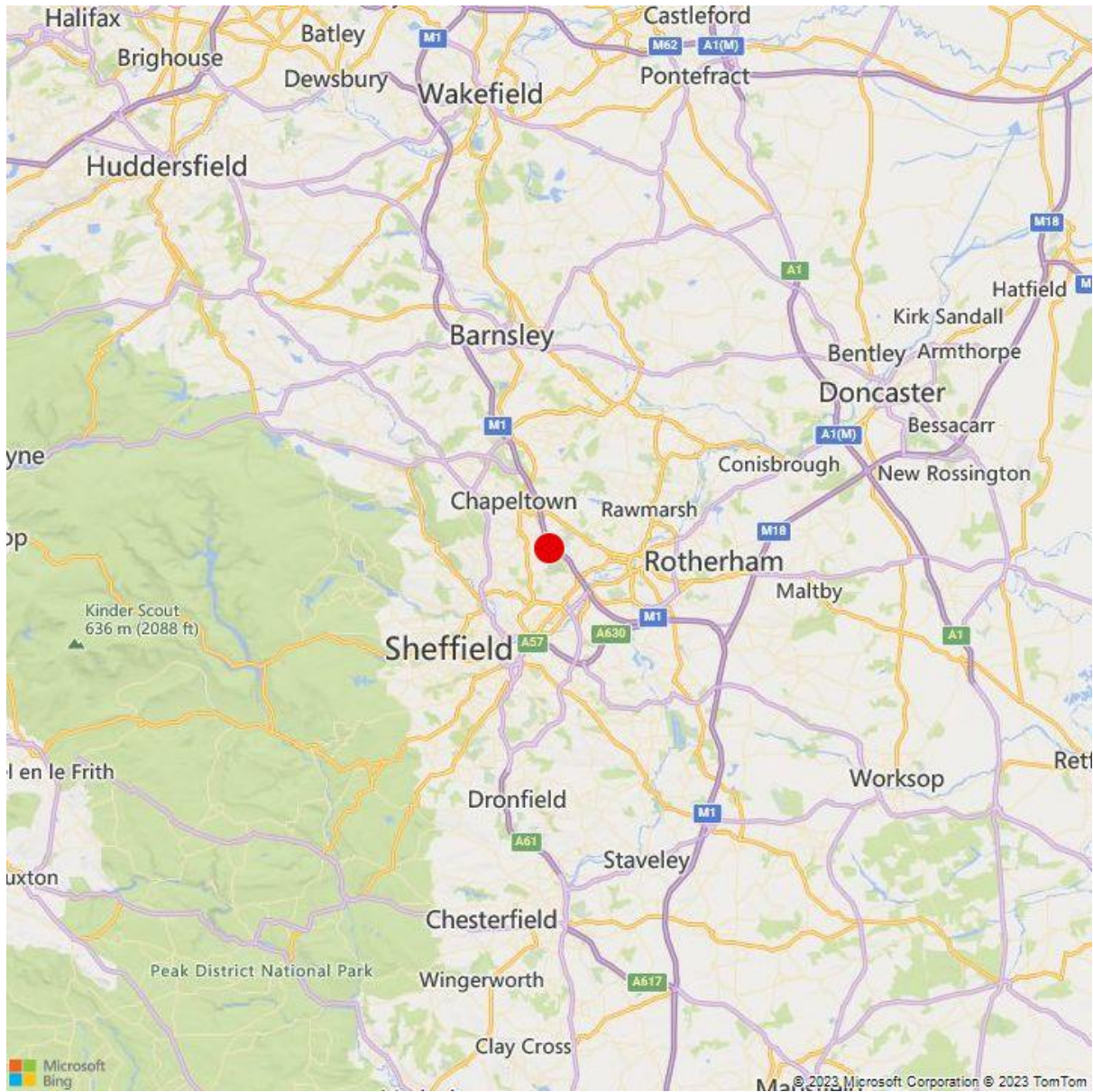
For more information, visit eddisons.com
T: 0114 2449121

Important Information

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Eddisons

Incorporating Fernie Greaves



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