

WAREHOUSE

TO LET



Sheffield Cold Stores, Roman Ridge Road, Roman Ridge Industrial Estate, Sheffield, S9 1GB



SHEFFIELD COLD STORES, ROMAN RIDGE ROAD

ROMAN RIDGE INDUSTRIAL ESTATE, SHEFFIELD, S9 1GB



Agreement

To Let



Detail

Warehouse



Rent

£60,000 pax



Size

737.4 sq m (7,938 sq ft)



Location

Sheffield, S9 1FZ



Property ID

751.1226993

For Viewing & All Other Enquiries Please Contact:

PAUL ODDY

BSc (Hons)

Director

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Property

The property is currently configured to provide a multi bay cold store warehouse with triple dock loading access. There is a small shared yard area to the front of the unit. All areas indicated below with the exception of kitchen provide chilled or cold storage in a total of 7 rooms.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Warehousing	724.5	7,798
Kitchen	12.9	139
Total GIA	737.4	7,938

Energy Performance Certificate

Rating: E(114)

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for B2 and B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

Rates

Charging Authority: Sheffield City Council
Description: Warehouse and Premises
Rateable Value: £84,000

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available **To Let** by way of a new 3, 6 or 9 year Full Repairing and Insuring lease with 3 year upward only rent review.

Rent

£60,000 per annum (exclusive of Business Rates, electricity and water)

VAT

VAT may be charged in addition to the rent at the prevailing rate.

Legal Costs

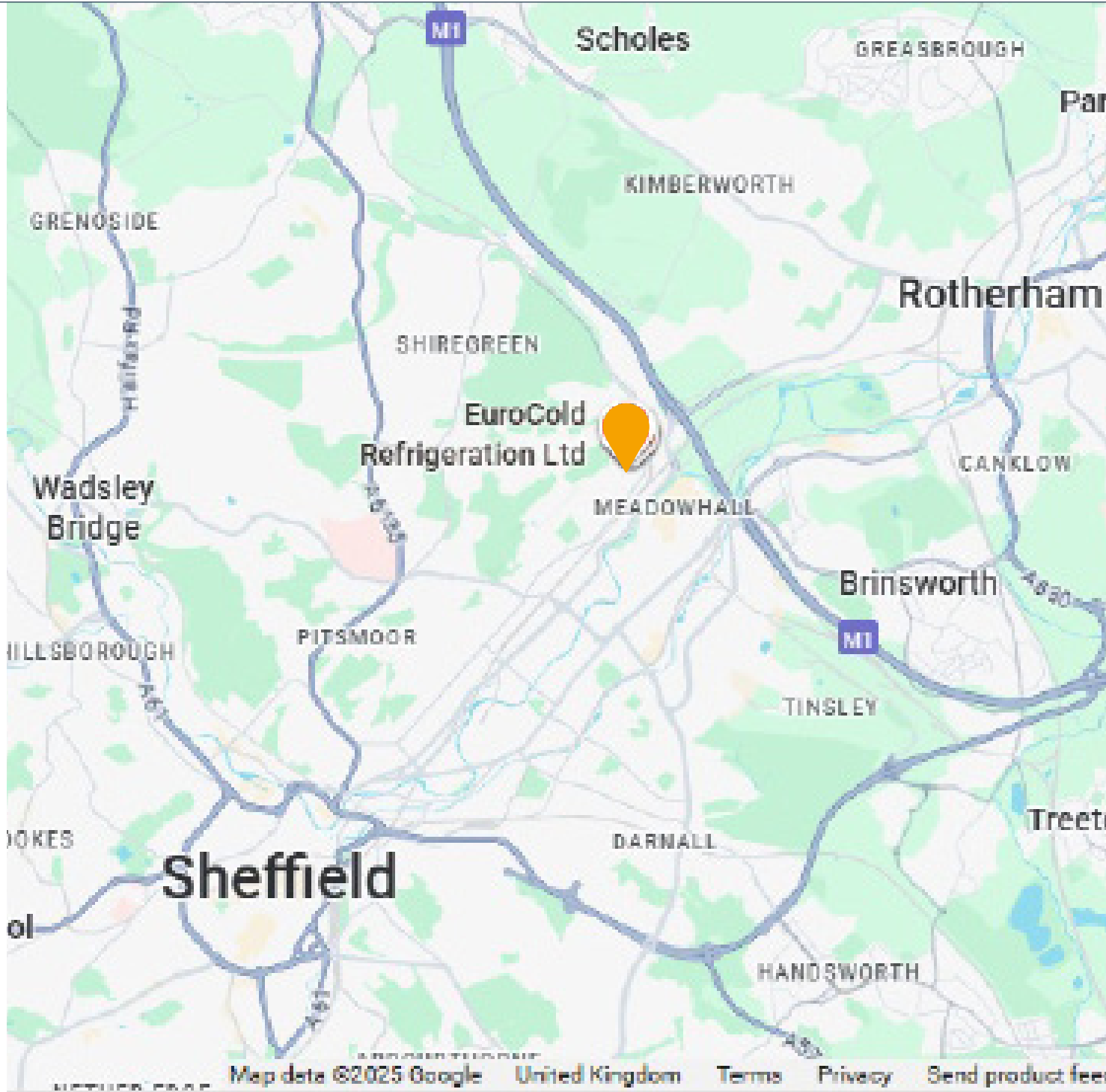
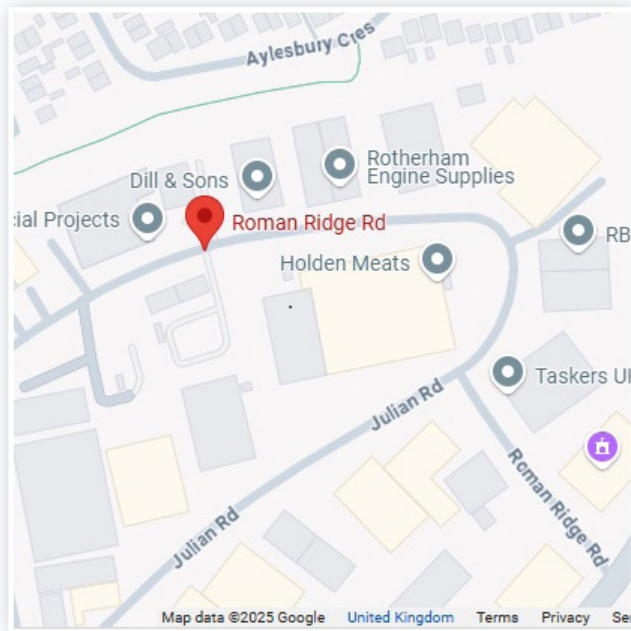
Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors.

Location

The property is located to the south side of Roman Ridge Road on the Roman Ridge Industrial Estate just off Tyler Street in the Lower Don Valley area of Sheffield. The premises are approximately 3 miles north east of Sheffield City Centre and 1/2 mile west of Junction 34 of the M1 Motorway.





Google

