

Drakehouse Crescent | Waterthorpe | Sheffield | S20 7JP



UNIT 4
ERGO PARK



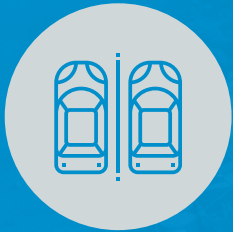
Indicative Boundary

To Let

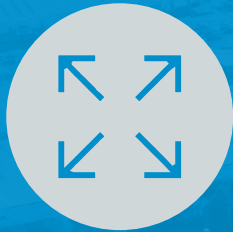
Modern Warehouse / Last Mile Unit
53,031 sq ft (4,927 sq m) approx GIA

Description & Specification

The property was developed as part of a 4 unit estate in 2022.
Key specification as follows:



40 space car park to the front
(2 with EV charging points)



Large 40m deep level secure yard to the side, with sliding gate access



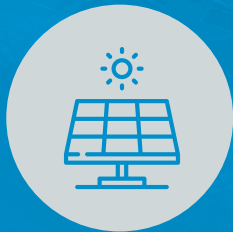
2 bay steel portal frame unit with 10m to haunch, and 11.1m to eaves



Modern profile metal cladding, and excellent natural light via rooflights



4 ground level loading doors



Roof mounted PV panels





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Accommodation

We have measured the property to have the following approximate gross internal areas:

	sq m	sq ft
Warehouse	4,603.8	46,081
Ground Floor Office and Welfare	322.7	3,475
First Floor Office and Welfare	322.7	3,475
Total	4,926.5	53,031

Planning

We understand the property benefits from B1, B2 and B8 consent, with no hours of use restrictions. Interested parties should satisfy themselves.

Services

We understand the property benefits from all mains services. Interested parties should satisfy themselves.

Business Rates

We note from the VOA website that the property has a 2024/5 Rateable Value of £367,500.



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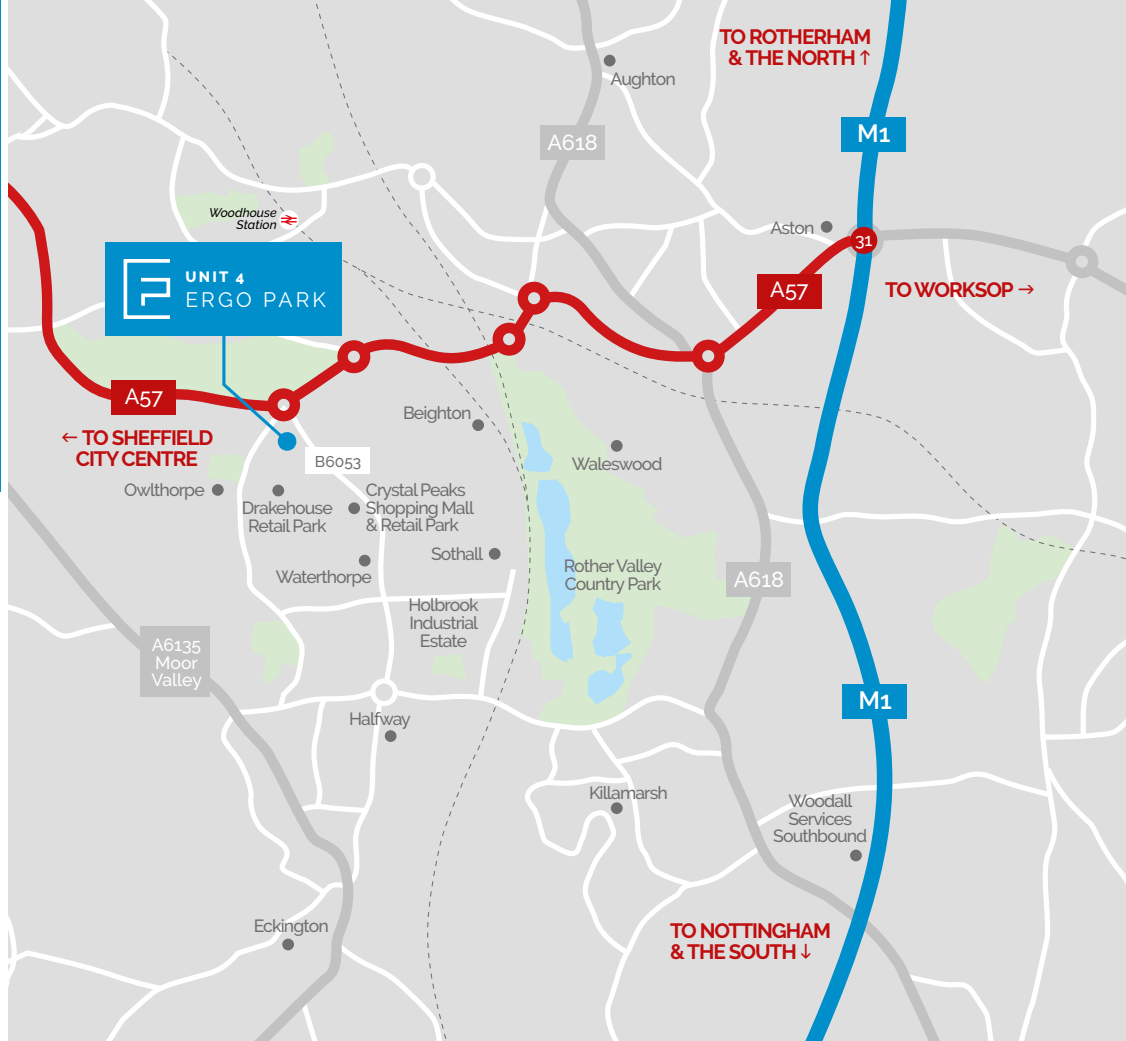
Location

Ergo Park, Sheffield is prominently located adjacent to the Drakehouse & Crystal Peaks Retail Parks in Waterthorpe Sheffield.

The site is accessed from Drakehouse Crescent via the B6053, which in turn directly links to the A57. The A57 links to central Sheffield approximately 5 miles north west and Junction 31 of the M1, 3 miles to the east.

Terms

The property is held by way of a 15 year lease expiring 7th November 2037, with a tenants break on 7th November 2032, and a passing rent of £379,795 pa. It is available by way of assignment of the current lease, or a sublease on terms to be agreed. Subject to Contract.



EPC

We note from the EPC Register that there is a current EPC expiring in October 2032, with a score of A10. This was produced prior to the existing tenants fit out.

Contacts

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