

Industrial / Warehouse To Let

£38,000 per annum

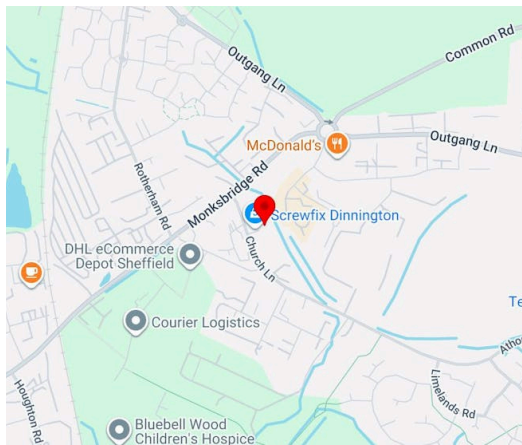
5,019 sq ft

Unit 1C, Bentley Business Park 2, Sheffield, S25 2RG

Modern Trade Unit

- Adjacent to ScrewFix
- 5.50m Eaves Height
- Prominent & Established Location
- Modern High Quality Unit





Description

Bentley Business Park provides a modern industrial estate of high quality trade/business units including ScrewFix on the same terrace. The subject property is a modern end of terrace unit of steel portal frame construction with profiled cladding elevations and roof. The property benefits from roller shutter door access and separate personnel access with the current layout providing separate integral WC facilities. Please note the Landlords are willing to contribute or will create an integral office area within the unit subject to occupier demand and lease terms up to a limit of £25,000. The unit also includes 9 allocated parking spaces including one disabled space and good prominence along Church Lane. The insurance premium for 2024/25 was £1,982.

Location

The property is located within the established and well known Bentley Business Park in Dinnington, adjacent to Screw Fix. The premises fronts Church Lane which can be easily accessed via Todwick Road (B6463), which in turn provides further access to Junction 31 of the M1 motorway approximately 4 miles to the South. The estate is a popular location for trade and commercial users with established occupiers including Screw Fix, Tan Delta & A. Cumberlidge Ltd. The area has seen significant investment in recent times including a McDonalds drive thru which has opened nearby and an improvement in the access to Junction 31 of the M1.



Summary

- Rent: £38,000 per annum
- Service charge: £2,487.50 per annum
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: B (48)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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