

Industrial

UNIT 10 | MEADOWBROOK PARK TRADING ESTATE

Station Road, Eckington, Sheffield, S20 3PJ

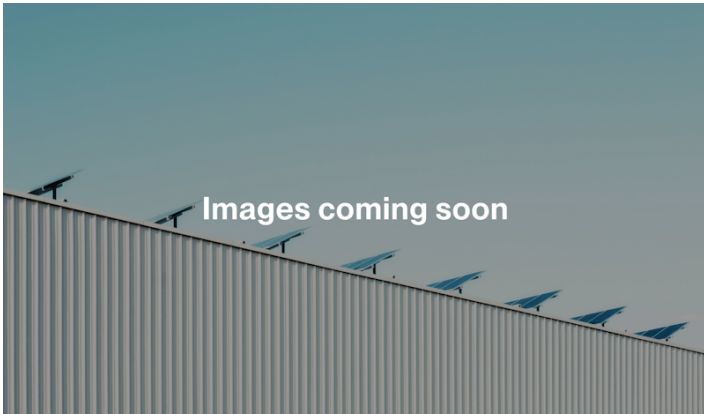
Images coming soon

UNIT 10 | 5,046 SQ FT

Industrial Unit

Well proportioned shared yards, fully refurbished with min 5.6m eaves. The estate is located in a well established and popular industrial location directly accessed off Station Road (B6058), approximately 5 miles to the south east of Sheffield centre. It is within easy reach of the M1 motorway via junction 31 to the north and junction 30 to the south.

Lease Type	New
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✔ Unit Summary

- 3 Phase Power
- Premier Industrial Location
- Common Yard Area
- 24 Hour Access
- Car Parking
- Electric Roller Shutter Door

£ Occupational Costs

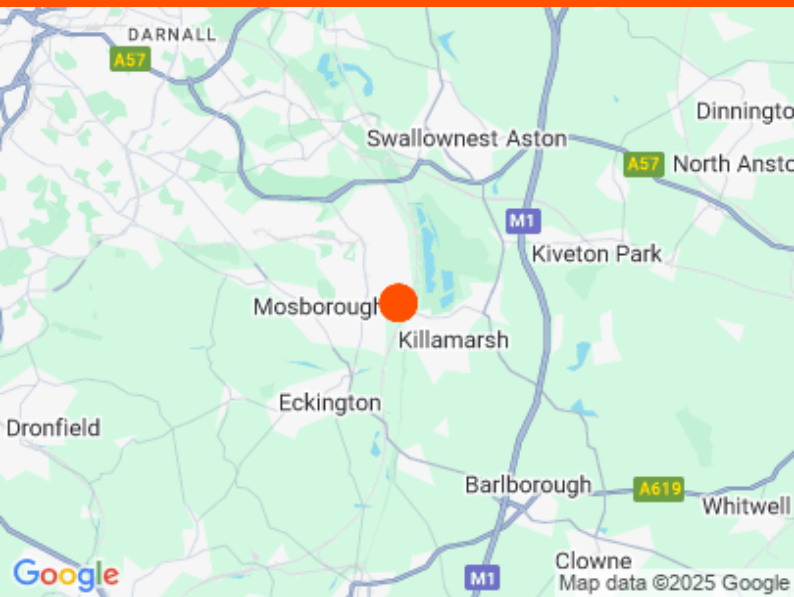
	Per Annum	Per Sq Ft
Rent	£41,629.50	£8.25
Rates	£13,597.75	£2.69
Maintenance Charge	£6,055.20	£1.20
Insurance	£1,010.00	£0.20
Total Cost	£62,292.45	£12.34

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

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Location

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Road

M1 J31 - 4.5 miles M1 J30 - 2.8 miles



Airport

Leeds Bradford Airport - 51 miles



Rail

M1 J31 - 4.5 miles M1 J30 - 2.8 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Strictly by prior appointment.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (60)



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Key Contact



Carola Parrino

Customer Engagement Manager

"Carola is our Customer Engagement Manager for our properties in North East of England. Please contact Carola if you would like to discuss leasing a unit or would like to find out more about becoming a customer of Indurent."



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For more info please visit: unit.info/U4P0400051

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