



## Warehouse/Industrial Unit To Let

27,965 - 57,792 Sq Ft (2,597.95 - 5,368.88 Sq M)

- 24 hour on site security
- Large Power Capacity
- Up to 8.6m Eaves

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### Location

Solpro Business Park is situated within the Lower Don Valley on Windsor Street and is accessed from Attercliffe Road which is one of two main arterial routes of the A6178 and A6109. The site is approximately 2 ½ miles from the city centre and 2 miles from J34 of the M1.

### Description

The subject properties within Solpro Business Park are located adjacent to Attercliffe Road and benefit from 24 hour on site security. The buildings benefit from roller shutter access doors to a communal yard. The self contained industrial units are of steel portal frame construction, with profile clad elevations, set beneath a pitched roof, incorporating transparent roof lights. They were previously used as manufacturing space but could also be suitable for warehousing use.

The Melting Shop benefits from an eave height of 8.6m and Factory 2 benefits from an eaves height of 6.0m.

Externally, the accommodation is set within a secure site with car parking and loading areas and benefit from 24 hour on site patrolled security.

The units can be taken separately or combined subject to requirements.

### Accommodation

DESCRIPTION	SQ FT	SQ M
Melting Shop	29,827	2,770.93
Factory 2	27,965	2,597.95
<b>TOTAL</b>	<b>57,792 SQ FT</b>	<b>5,368.88 SQ M</b>

### Terms

The warehouse is available by way of a new lease on terms to be agreed. The rent includes business rates, service charge and 24 hour security. The rent does not include, utilities, IT and telecomms.

### VAT

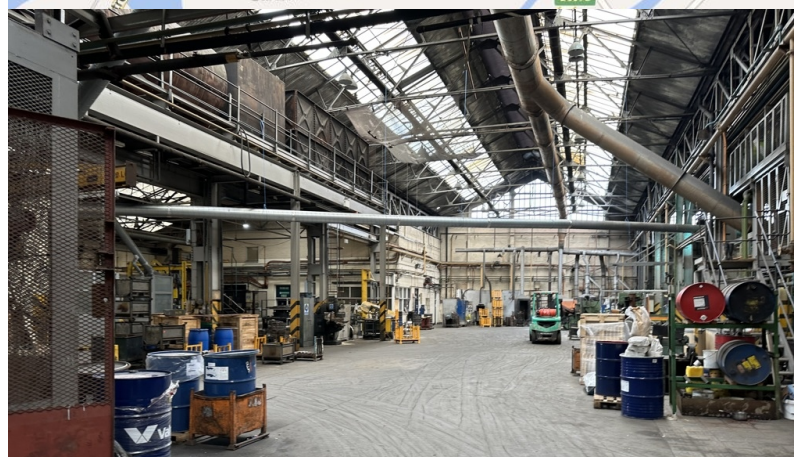
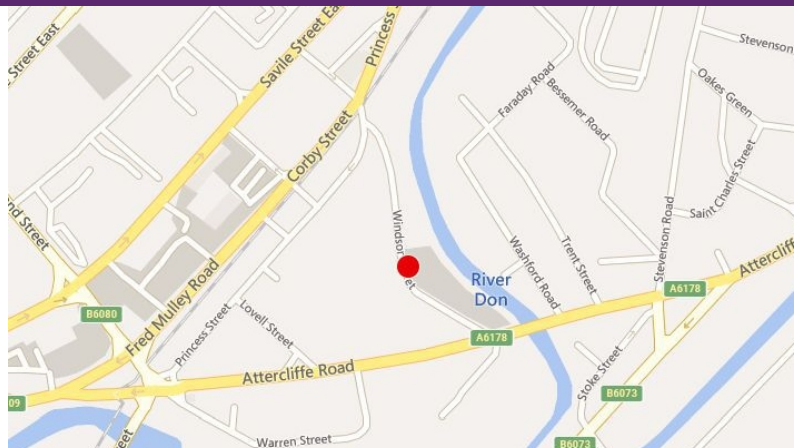
All figures are quoted exclusive of VAT at the prevailing rate.

### Rateable Value

Business rates are included within the rent.

### EPC Rating

EPC Available upon request



### Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

### Legal Costs

Each party to bare their own legal costs in the transaction.

### Further Information

For further information please contact the sole agents CPP

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