



## Reduced \* For Sale - High Quality Hybrid Unit 3,664 Sq Ft (340.39 Sq M)

- Close to Meadowhall & J34 M1
- Available Immediately
- Established Business Park Location

# Reduced \* For Sale - High Quality Hybrid Unit

## 3,664 Sq Ft (340.39 Sq M)

### Location

The subject property is situated within Jessops Riverside a modern business park accessed off Brightside Lane (A6109) approximately 3.5 miles north east of Sheffield city centre. Brightside Lane provides direct access to both Sheffield city centre and J34 of the M1 motorway in addition to the Meadowhall Shopping Centre which is situated within close proximity to the subject property.

Nearby facilities include the Meadowhall Shopping Centre, Sheffield Arena, Centertainment and Meadowhall Retail Park. Sheffield supertram and Meadowhall Bus & Tram Interchange are only a short walk away.

### Description

The subject property comprises a modern hybrid storage/office business unit of steel portal framed construction. The property is situated at the end of terrace of similar units with car parking and loading areas to the front and side of the property.

Internally the property has been fitted out to include a full first floor office with the ground floor currently being divided into smaller offices. The property benefits from a personnel access and roller shutter door.

### Accommodation

DESCRIPTION	SQ FT	SQ M
Ground Floor Office	1,954	181.53
First Floor Office	1,710	158.86
<b>TOTAL</b>	<b>3,664 SQ FT</b>	<b>340.39 SQ M</b>

### Terms

The unit is available For Sale with a quoting figure of £395,000.

### VAT

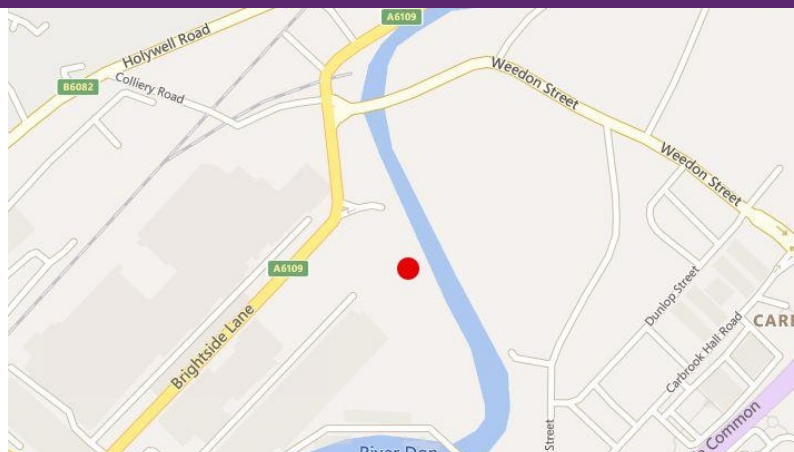
All figures are quoted exclusive of VAT at the prevailing rate.

### Rateable Value

[www.voa.gov.uk](http://www.voa.gov.uk)

### EPC Rating

EPC Available upon request - C60



### 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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April 2025