



Warehouse Unit
Recently refurbished

Rent on
application

8,270 sq. ft.

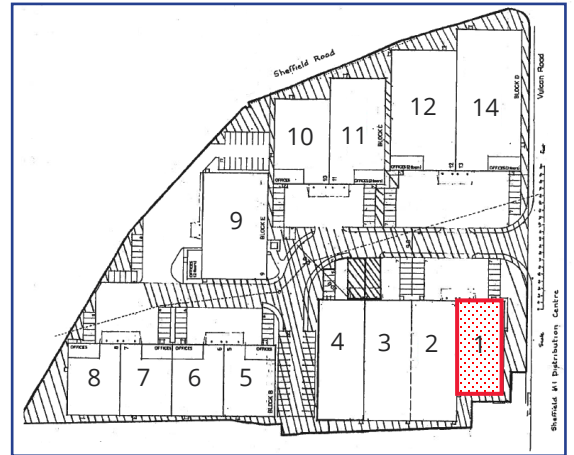
Unit 1, M1 Distribution Centre, Vulcan Road, Sheffield, S9 1EW

Excellent located industrial unit near
Junction 34 of the M1 and Meadowhall
Shopping Centre.

Highlights

- Good trade location
- End-of-terrace unit
- Strong visibility to A650
- Located directly opposite Meadowhall Shopping Centre
- Within close proximity to Junction 34 of the M1

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Location

The M1 Distribution Centre is situated immediately adjacent to the Meadowhall Shopping Centre, just off Junction 34 of the M1, providing excellent access to the national motorway network. The property also benefits from being located only 4 miles from Sheffield city centre. Tinsley Supertram stop which links to the city centre is a short walk to the north of the estate.

Specification

- Electronic Roller Shutter Door
- Allocated car parking spaces
- Eaves height c. 4.5m
- Shared access road with yard area

Accommodation

The unit provides the following approximate gross internal floor areas:

	Area (sq. ft.)	Area (sq. m.)
Warehouse	6,716	623.89
Office	1,554	144.39
Total	8,270	768.28

Terms

The unit is available by way of a new FRI lease.

Business Rates

Interested parties should contact Sheffield City Council Business Rates Department to confirm rateable values and rates payable.

EPC

To be provided upon request.

Contacts

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