

HALE SAUNDERS

CHARTERED SURVEYORS

TO LET – 11,263 SQ FT (1,047 SQ M) WAREHOUSING



RENT ONLY £2 PER SQ FT!!

UNIT 2C, TYLER WAY, TYLER STREET, SHEFFIELD, S9 1DH

This warehouse unit is offered at an extremely competitive rental, and is located at the junction of Tyler Street with Tyler Way, less than half a mile from Junction 34 of the M1 Motorway.

ACCOMMODATION

Ground Floor

Warehouse (30.3m x 22.45m overall) with eaves height to the underside of the haunch of 4.1m, large electrically operated roller shutter door (6.1m wide x 4.65m high) (20' x 15'3"). Translucent roof lights. The overall measurements include:-

Kitchen/mess room (4.65m x 3.45m) with stainless steel sink unit

General office (4.51m x 4.2m)

Reception office/trade counter (3.52m x 2.78m)

Mezzanine

A substantial mezzanine floor constructed over the rear part of the warehouse.

Additionally there are toilets with two wc's and a wash basin.

Outside

Parking and loading areas to both Tyler Way and Tyler Street frontages.

<u>Approx gross internal floor areas</u>	<u>Sq M</u>	<u>Sq Ft</u>
Ground Floor	684	7,363
Mezzanine	363	3,900
Totals	1,047	11,263

RATING ASSESSMENT

The rateable value is £18,000, and the rate in the £ for 2008/2009 is 46.2p.

SERVICES

All mains services are connected although none has been tested.

LEASE TERMS

The property is offered on a new full repairing and insuring lease for a term to be agreed at a commencing rental of £22,000 per annum. The is equivalent to less than £2 per sq ft on the gross internal area, including the mezzanine.

VIEWING ARRANGEMENTS

For an appointment to view contact Hale Saunders on 0114 2492555.

PROPERTY MISDESCRIPTIONS ACT 1991

Whilst all information contained in these particulars is believed to be correct, its accuracy is not guaranteed, and these particulars do not form part of any contract or warranty. No person in the employment of Messrs Hale Saunders has any authority to make or give any representation or warranty whatever in relation to this property. In particular prospective purchasers/tenants should note the following:-

- 1 All measurements and areas are carried out in accordance with the RICS Code of Measuring Practice, and are for guidance purposes only.
- 2 Information on planning and rating has been obtained by verbal enquiry only from the appropriate Local Authority. Interested parties are recommended to obtain direct confirmation in writing.
- 3 Information as to the availability or otherwise of mains services and fittings is based on information supplied by the vendor/lessor, none has been tested, and the mention of any appliance and/or service does not imply that they are in full and efficient working order.
- 4 Information on tenure or tenancy is given in good faith, but the deeds have not been inspected and prospective purchasers/lessees are strongly recommended to have the information verified by their legal representatives.
- 5 Prices/rents quoted in these particulars may be subject to VAT in addition.

Regulated by RICS.

