

# INDUSTRIAL / WAREHOUSE

# / CAR SUPERMARKET

# TO LET / MAY SELL

- 110,994 sq ft (10,311.66 sq m)
- On a site of 9.88 acres (3.99 hectares)
- Excellent access to Junction 33/34 of the M1 Motorway
- Situated on the established Sheffield Business Park, home to occupiers including University of Sheffield's Factory 2050, HSBC, SIG and Siemens

Unit A, Europa Link,  
Sheffield Business Park  
Sheffield S9 1XU

(Former Carcraft Premises)





## INDUSTRIAL / WAREHOUSE / CAR SUPERMARKET

110,994 sq ft (10,311.66 sq m)

### LOCATION

The available accommodation is situated on the established Sheffield Business Park, approximately 4 miles East of Sheffield City Centre and immediately adjacent to Junction 33 /34 of the M1 Motorway.

### DESCRIPTION

The premises comprise a steel portal frame property, broadly finished to the following specification:-

- 10.1m eaves height
- Ground level loading access
- Sodium pendant lighting
- Suspended gas fired heating
- Fitted office accommodation
- Secure site
- Gatehouse facility

The premises have most recently been used as a car supermarket and currently provides an extensive car sales area (275 vehicles) internally along with workshop area, wash bay and spray bay. Externally the yard is able to accommodate 850 vehicles.

### ACCOMMODATION

From the measurements provided, we understand that the accommodation has the following gross internal floor areas:-

110,994 sq ft (10,311.66 sq m)  
On a site of 9.88 acres (3.99 hectares)

### AVAILABILITY

The accommodation is available to let by way of a new lease on terms to be agreed. Alternatively the premises may be available for sale.

### EPC

The property has an EPC Rating of C (54).

### PLANNING

The premises are currently being used as a car supermarket and have consent in principle for B1 (c) B2 and B8 planning classes (subject to the planning process).

### VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.

### BUSINESS RATES

The premises have a Rateable Value of 340,000. Rates Payable for 2016/17 are 49.7p in the £.

### LEGAL COSTS

Each party to bear their own legal costs incurred in any transaction.

### VIEWING & FURTHER INFORMATION

Please contact joint agents:-



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#### MISREPRESENTATION ACT 1969

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INDICATIVE DEMISE