High Quality Industrial / Warehouse / Trade Unit

Unit 9, President Park, Savile Street East, Don Valley, Sheffield, S4 7UR

To Let

- 10,055 sq ft (934.12 sq m)
- Ideally situated with easy access to Junction 34 of the M1 Motorway
- Established commercial location
- Nearby occupiers include UPS, Newey & Eyre and Nationwide Crash Repair Centre

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Fountain Precinct, 7th Floor Balm Green, Sheffield, S1 2JA
email: sheffield@knightfrank.com
Location

President Park is ideally located occupying a prominent position fronting on to President Way in the heart of the Lower Don Valley area of Sheffield.

The property is located approximately 1 mile North East of Sheffield city centre and benefits from easy access to Junction 34 of the M1 Motorway, approximately 2 miles North East.

The surrounding area is an established commercial location, home to occupiers including Newey & Eyre, Sheffield NHS and Nationwide Crash Repair Centre.

Description

The subject property comprises of an end of terrace industrial unit. Access is provided from President Way to the car parking area with a separate access to the loading area through Carlisle Street east.

Internally, the property is fitted to a good specification as follows:

- Steel portal frame construction.
- 8.0m eaves.
- Full height loading door.
- Single storey offices.
- Good sized loading / car parking area.

Externally, the property sits within a landscaped business park environment. Loading is afforded by way of a shared yard area to the rear of the property.

Accommodation

From the measurements provided, we understand that the accommodation provides the following gross internal floor area:

<table>
<thead>
<tr>
<th>Description</th>
<th>Sq M</th>
<th>Sq Ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>Warehouse</td>
<td>869.27</td>
<td>9,357</td>
</tr>
<tr>
<td>Offices</td>
<td>64.85</td>
<td>698</td>
</tr>
<tr>
<td><strong>Total GIA</strong></td>
<td><strong>934</strong></td>
<td><strong>10,055</strong></td>
</tr>
</tbody>
</table>

Terms

The accommodation is immediately available for occupation.

The premises are available to let by way of a new lease on terms to be agreed.

VAT

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

Legal Costs

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

Viewing & Further Information

Please contact:

Tom Swallow – Knight Frank LLP
Tel – 0114 2729750
tom.swallow@knightfrank.com

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