



**KnightFrank.com**



### **High Quality Detached Industrial Premises**

## **Unit 2 Hydra Business Park, Nether Lane, Ecclesfield, Sheffield, S35 9ZX**

### **For Sale/To Let**

- Excellent location, minutes away from Junction 35 of the M1 Motorway
- High quality unit with the benefit of fully fitted office accommodation on ground and first floor
- Comprising a total of approximately 1,215 square metres (13,087 sq ft)
- Rent - £75,000 per annum exclusive of rates, VAT and service charge

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## Location

Hydra Business Park is situated a matter of minutes away from Junction 35 of the M1 Motorway. From the motorway follow the road down towards Chapelton and Ecclesfield past the newly developed Smithywood Business Park. Hydra Business Park is then situated on the left hand side. As well as being close to the motorway network, the property is situated in close proximity to the amenities at Ecclesfield including the Morrisons Supermarket and a number of local shops, in addition to a large number of houses.

Hydra Business Park is a small yet established business park with a variety of uses including showroom, warehouse, office and distribution.

## Description

The subject property comprises a detached, self-contained warehouse premises. The current occupier has undertaken a large level of fit out throughout the premises and has constructed a two storey office/amenity block at the front of the building. At ground floor from the main entrance there are a number of meeting rooms, a canteen and works office.

At first floor the accommodation is split into open plan office accommodation, stock room and offices. Both floors have the benefit of WC and kitchenette facilities.

The warehouse is fully open plan and has the benefit of roller shutter access from a large shared yard.

## Accommodation

From the plans provided we understand that the property comprises the following:-

Accommodation	Sq M	Sq Ft
<b>Ground Floor</b>		
Warehouse	729.0	7,448
Office/Amenities	243.0	2,615
<b>First Floor</b>		
Offices	243.0	2,615
<b>Total</b>	<b>1215.0</b>	<b>13,078</b>



## Availability

The property is available to let by way of a new full repairing and insuring lease on terms to be negotiated.

## Rent

The quoting rent is £75,000 per annum exclusive of rates, VAT and service charge.

## Important Notice

- Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
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**Costs**

Each party to bear their own costs incurred in the completion of this transaction.

**Further Information/Viewing**

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