TO LET

OXCLOSE PARK SHEFFIELD

Oxclose Park Road North, Sheffield, S20 8GN

AVAILABLE FROM Q4
FOLLOWING REFURBISHMENT

INDUSTRIAL / WAREHOUSE UNIT

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Unit 1
30,441 SQ FT
2,827 SQ M

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UNIT ONE

Unit One comprises a high-profile detached self-contained unit undergoing refurbishment, extending to 30,441 SQ FT (2,827 SQ M), with 2 x 5m level-access loading doors, 9.38m eaves height, circa 250 kVA power and a 40m yard depth.





DETACHED SELF CONTAINED UNIT ON 2 ACRE SITE

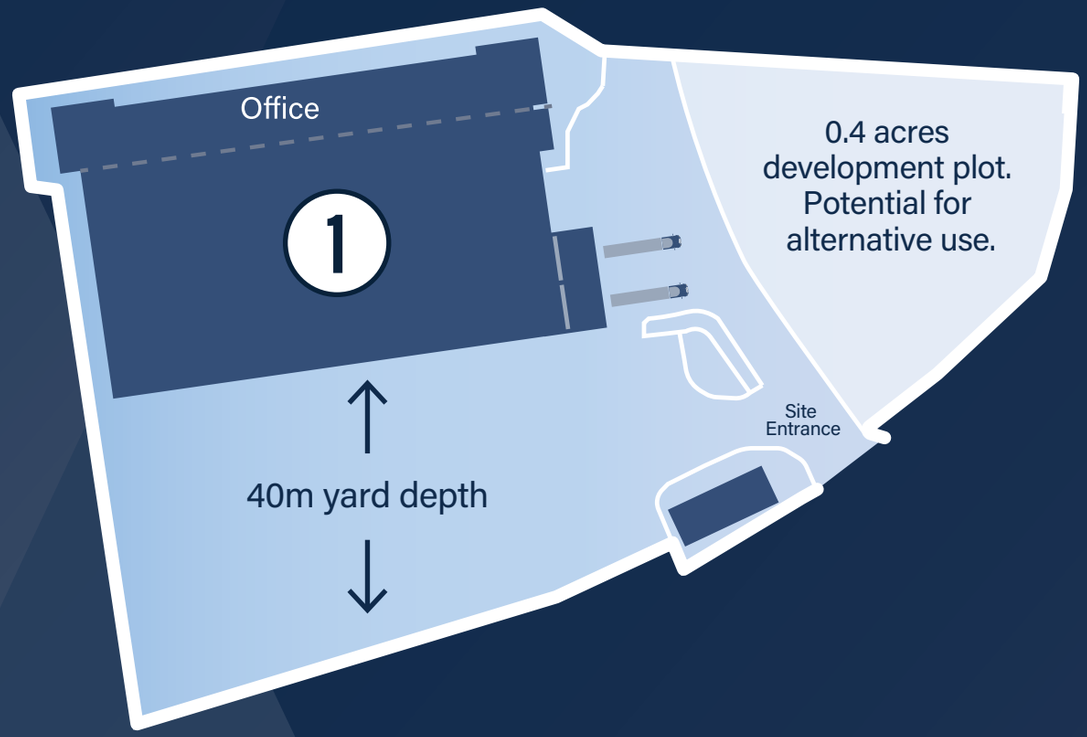
2 x 5M LEVEL ACCESS LOADING DOORS

GROUND AND FIRST FLOOR OFFICES

9.38M INTERNAL EAVES HEIGHT

CIRCA 250 KVA

FLOOR PLAN



SCHEDULE OF ACCOMMODATION (GIA)

	SQ FT	SQ M
Warehouse	25,421	2,361
Office	5,020	466
Total	**30,441**	**2,827**

THE LOCATION

Sheffield has undergone significant regeneration in recent years, building on its long-established reputation as a centre of advanced manufacturing and engineering. The location offers access to a skilled local workforce and forms part of the wider Sheffield City Region, one of the UK's most important industrial economies.

The M1 is just 3 miles away and provides direct road links to the entire motorway network, through to the Midlands and South.

DRIVE TIMES

M1 Junction 31	5 Miles	10 Mins
M1 Junction 30	4.5 Miles	12 Mins
M18	7 Miles	18 Mins
A1	16 Miles	33 Mins
Sheffield City Centre	9 Miles	17 Mins
Rotherham	11 Miles	20 Mins
Chesterfield	10 Miles	25 Mins
Doncaster	21 Miles	35 Mins

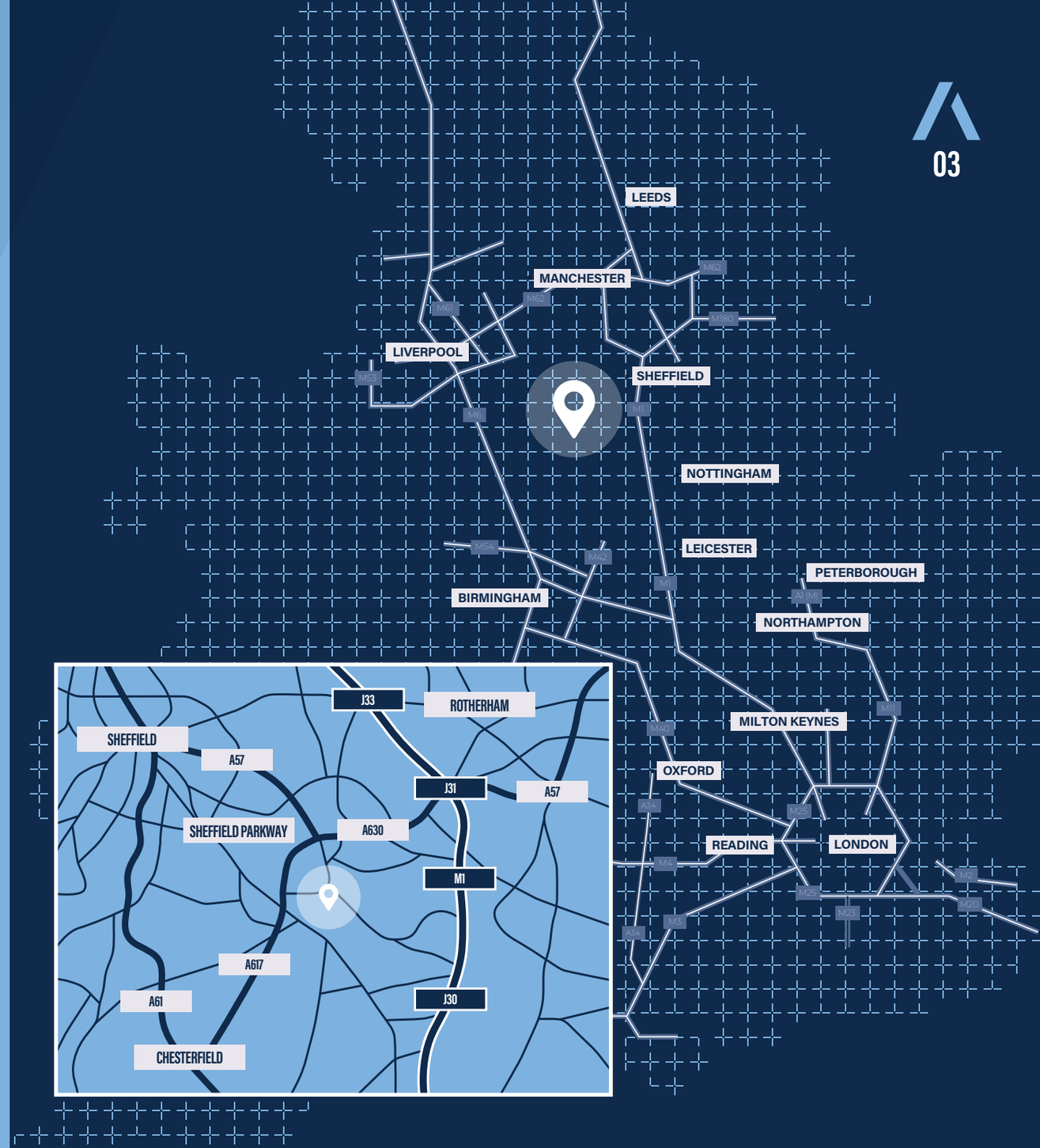
Manchester Airport	47 Miles	60 Mins
Hull Port	65 Miles	84 Mins
Immingham Port	63 Miles	77 Mins
Liverpool Port	85 Miles	120 Mins

DEMOGRAPHICS

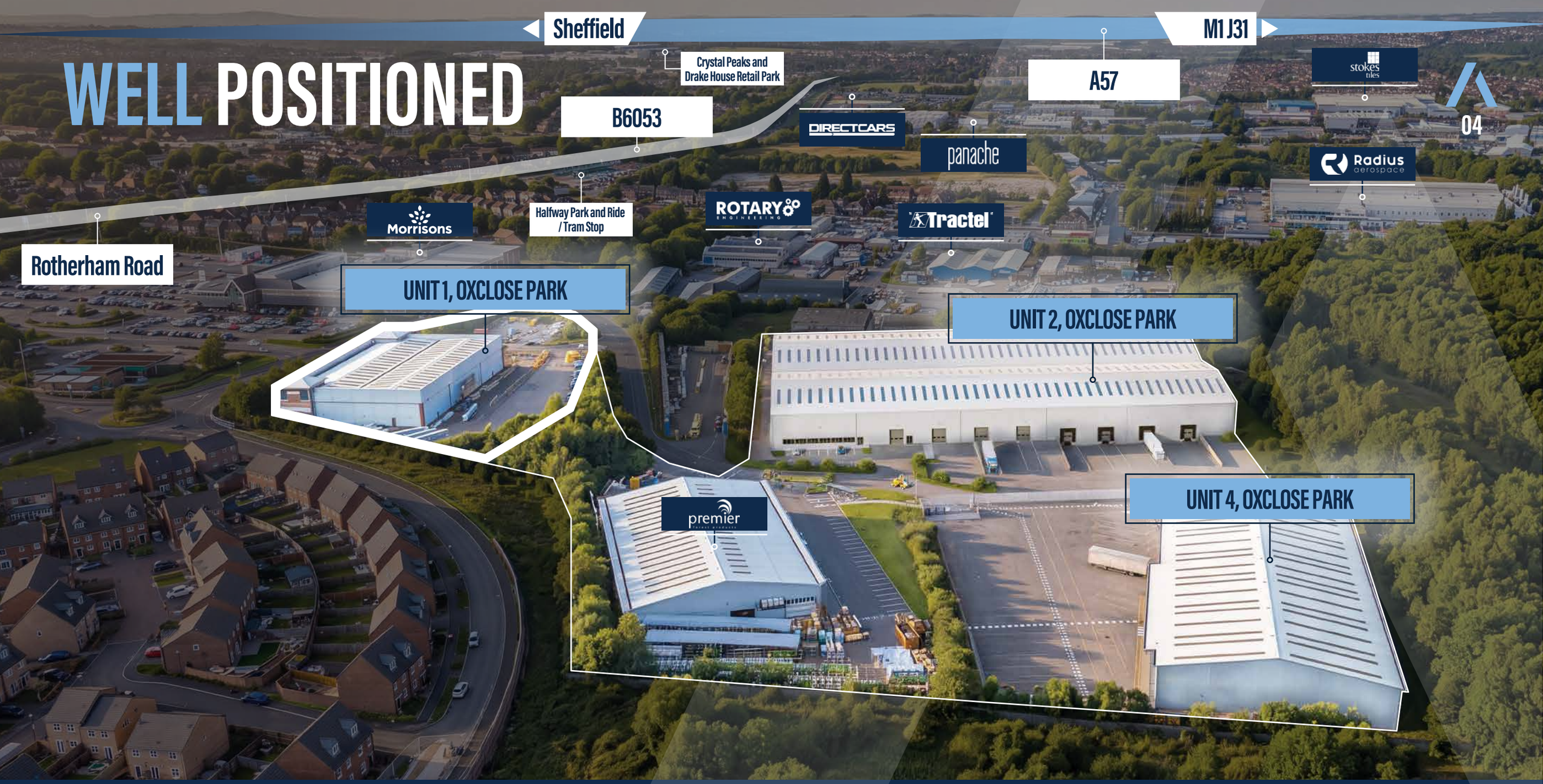
73% EMPLOYMENT RATE
*16-65 year olds. ONS.

11% OF WORKFORCE IN MANUFACTURING
*The Yorkshire Times

90% OF UK POPULATION IN 4.5HR DRIVE TIME



WELL POSITIONED



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View on Google Maps

Situated just 5 minutes drive to the A57 via the B6053, linking rapidly onward to the M1, M18 and M62.

ANTI-MONEY LAUNDERING
To comply with Anti Money Laundering regulations, we will undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

EPC
EPCs available on completion of refurbishment works.

SERVICE CHARGE
A service charge is levied to cover communal costs and services.

TERMS
The units are available to let by way of a new lease on terms to be agreed

LEGAL COSTS
Each party to pay their own legal costs.

VAT
We understand the property is elected for VAT.

DUE DILIGENCE
Any interested party will be required to provide the agent with company information to comply with anti money laundering legislation.

VIEWING

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