

INDUSTRIAL /  
WAREHOUSE



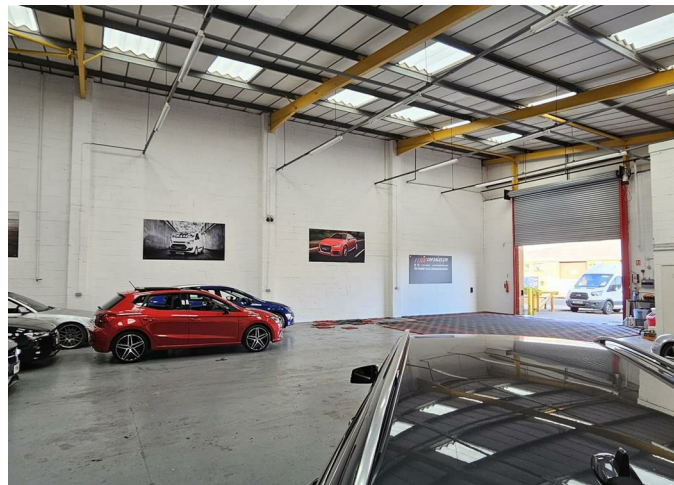
# UNIT 2 FIELDHOUSE WAY PETRE STREET SHEFFIELD S4 7SF

Per month

## £2,500

### FEATURES

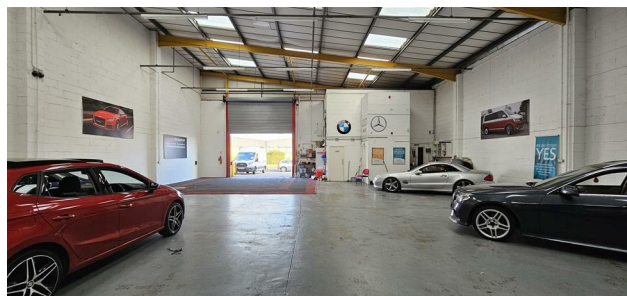
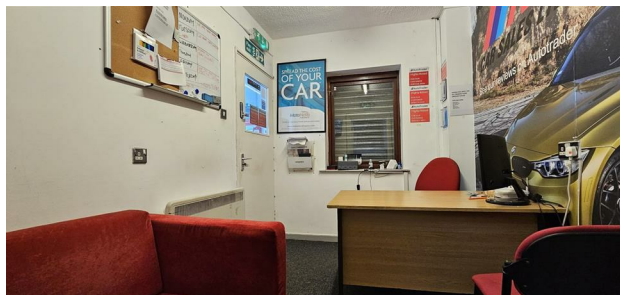
- Prominent Location on Established Business Park
- Full Height Roller Shutter Access, CCTV & Alarm System
- Available for Immediate Occupation
- Private service road, dedicated yard and parking
- 24 Hours Access
- 3,670 sq ft (341 m<sup>2</sup>) Total GIA
- Ground & First Floor Offices, Kitchenette & WC Facilities
- Part of a busy commercial estate with established trade occupiers
- Close proximity to Junction 34 of the M1 (approx. 3 miles)
- Three-Phase Power





# Fieldhouse Way Industrial Estate

Unit 2 is a mid-terraced commercial/industrial unit located within the secure and well-maintained Fieldhouse Way Industrial Estate in Sheffield's Lower Don Valley area.



The unit is of steel portal frame construction, with a combination of brick elevations and metal cladding to the upper sections. The unit benefits from a spacious, open-plan warehouse/showroom layout on the ground floor, complete with a partitioned office, and two WCs.

On the first floor, there is a generous office area alongside a modern kitchenette, ideal for staff use or administrative operations. The warehouse is equipped with lighting and heating, while the office spaces are heated and carpeted throughout for comfort and practicality.

Access is provided via a full-height roller shutter door, and externally, the property enjoys a large forecourt and secure yard, currently configured to accommodate up to 40 vehicles (20 internally, 20 externally).

The unit is currently occupied as a car sales pitch, offering a ready-to-operate opportunity for similar motor trade use. However, the layout and specification make it suitable for a variety of other commercial, showroom, or light industrial purposes.

Service Charges: Applicable

VAT: Payable where applicable

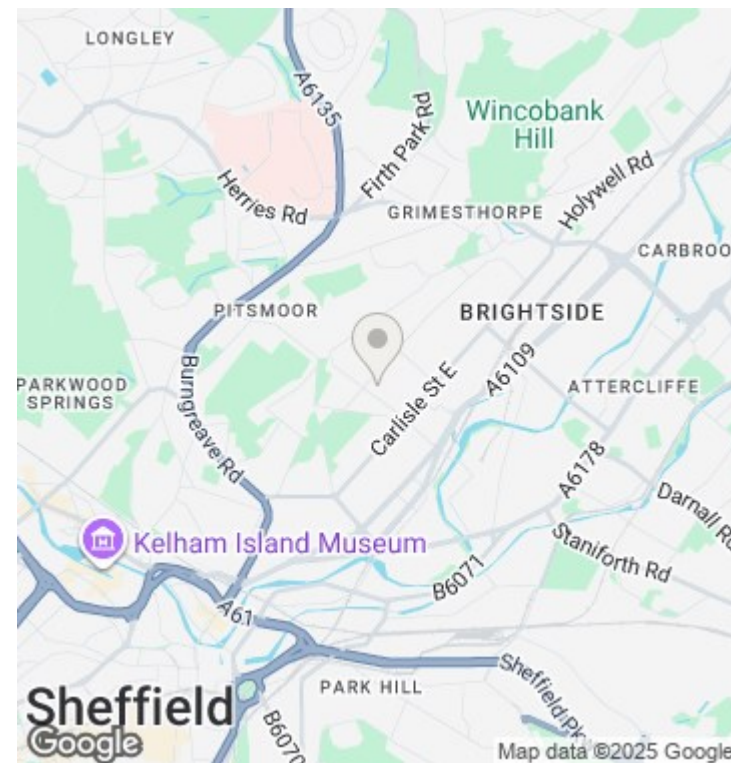
EPC Rating: D (available on request)

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

