



TO LET

Secure Compound With Office & Various Buildings

SUPER PRIME LOCATION

39 Penistone Road North, Wadsley Bridge, Sheffield S6 1LP

The site is located on a major arterial route in and out of Sheffield city centre with over 50,000 vehicles passing the site daily.

- Outstanding location for workshop, storage opportunities or alternative use.
- Land size: Approximately 0.23 acres.



Location

This property represents an extremely rare opportunity for passing traffic and pedestrian footfall with the following key benefits:

- 50,000+ vehicles passing the property daily.
- Located on a major arterial route opposite Sainsburys supermarket.
- Vehicle access from both directions of the dual carriageway.
- Adjacent to 24/7 Gym with regular vehicle traffic entering and exiting the facility.
- Sheffield Wednesday Football Stadium within 950 meters of the property attracting CIRCA 1m visitors per year.
- Significant businesses and housing around the property.

Description

- Storage container converted to offices with kitchen area and WC approximately 2.5m x 6.2m.
- One double steel building approximately 7.2m x 9.2m.
- Two single garages approximately 4.5m x 7.5m.
- Shelter approximately 5.0m x 7.5m.
- Remote control electric sliding gate
- Secure perimeter fencing, security bollards and flood lighting.

Lease terms

The site is available by way of a new lease agreement.

Viewing strictly by appointment