

lot 65

2-4 Orgreave Place, Dorehouse Industrial Estate
Sheffield, South Yorkshire S13 9LU

Vacant Possession of the whole

Freehold Industrial and Office Opportunity

- Modern industrial warehouse and office accommodation totalling 4,967 sq m (53,479 sq ft)
- Within established Dorehouse Industrial Estate
- Nearby occupiers include Clark & Partners, Kingkraft Ltd and Autotec
- Total site area of approximately 1.62 hectares (4 acres)



Location

Miles: 7 miles east of Sheffield City Centre
20 miles south west of Doncaster
43 miles east of Manchester
Roads: B6200, A630, A57, A6102, M1
Rail: Woodhouse Railway Station
Air: Robin Hood Airport Doncaster Sheffield

Situation

The property is located within the established Dorehouse Industrial Estate, midway between Sheffield City Centre and junctions 31 and 32 of the M1. Dorehouse Industrial Estate is home to a number of occupiers including Clark & Partners, Kingkraft Ltd and Autotec.

Description

The property comprises a large detached warehouse with two storey offices to the front. The property benefits from a large yard area and a site area of approximately 1.62 hectares (4 acres).

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and Accommodation

Floor	Use	Floor Areas (Approx)		Possession
Ground	Warehouse/Industrial	3,859.25 sq m	(41,547 sq ft)	VACANT POSSESSION of the whole
First	Staff Accommodation	44.75 sq m	(482 sq ft)	
Mezzanine	Storage	333.60 sq m	(3,591 sq ft)	
Ground	Showroom and Office	370.70 sq m	(3,991 sq ft)	
First	Office	359.30 sq m	(3,868 sq ft)	
Total		4,967.60 sq m	(53,479 sq ft)	

For further details please contact:

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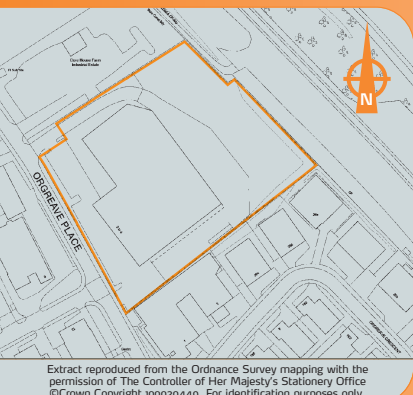
Associate Auctioneers:

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Solicitors:

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