

## Units 5 & 6 Parkhouse Lane Sheffield, South Yorkshire S9 1XA

lot 43

### Freehold Industrial Investment

- Let on a new 10 year lease to Panoramic Doors (UK) Limited (subject to option)
- Established industrial/warehouse area adjacent to the M1 Motorway
- Nearby occupiers include Yodel Couriers, Batley's Cash & Carry and Fresh Island Foods
- On-site parking for approximately 12 cars

Rent  
**£65,000**  
per annum  
exclusive



On Behalf of a Major  
Fund Manager

### Location

Miles: 3 miles south-west of Rotherham  
4 miles north-east of Sheffield city centre  
35 miles south of Leeds  
Roads: M1 (Junctions 33, 34), A631, A630  
Rail: Meadowhall Rail  
Air: Doncaster Sheffield International Airport (Robin Hood)

### Situation

The property is located in a well established industrial warehouse area in Tinsley, 4 miles east of Sheffield city centre. The property is situated at the northern end of Parkhouse Lane, less than 1 mile from Junction 33 of the M1 Motorway. Nearby occupiers include Yodel Couriers, Batley's Cash & Carry and Fresh Island Foods.

### Description

The property comprises a detached two bay industrial/warehouse unit arranged over ground and first floors. The property benefits from loading bays, secure service yard and parking for approximately 12 cars.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Industrial	1,552.5 sq m (16,711 sq ft)	<b>PANORAMIC DOORS (UK) LIMITED (1)</b>	10 years from 14/12/2015 until 13/12/2025 on a full repairing and insuring lease (2) (3)	£65,000	14/12/2020
First	Industrial	117.5 sq m (1,265 sq ft)				
<b>Totals</b>		<b>1,670.0 sq m (17,967 sq ft)</b>			<b>£65,000</b>	

- (1) Panoramic Doors UK are a multi award winning door systems company who have seen phenomenal growth in the U.S in the last five years. Their products are now manufactured and available in the U.K with their showroom and factory also in Sheffield.  
(Source: [www.panoramicdoors.co.uk](http://www.panoramicdoors.co.uk) 23/02/2016)
- (2) The lease provides an option for a tenant option to determine on 13/12/2020.
- (3) The lease is subject to a schedule of condition.

### For further details please contact:

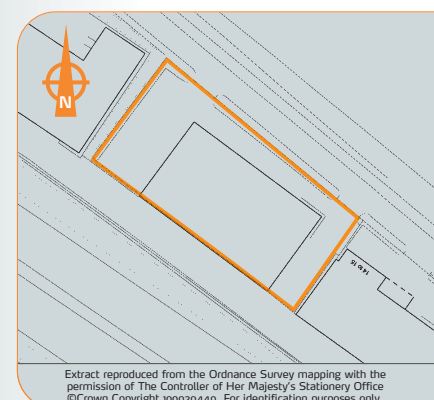
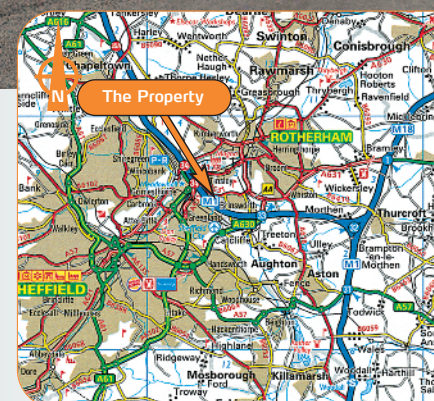
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### Buyer's Legal Report Service

**Dentons UKMEA LLP**  
Contact: Greg Rigby.  
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See: [www.acutus.co.uk](http://www.acutus.co.uk) for further details

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