

# Lot 13

£62,500 Per Annum  
Exclusive

## Units 3a, 3b & 3c Junction 34 Industrial Estate, Greasbro Road, Sheffield, South Yorkshire S9 1TN

Freehold Industrial/Warehouse Investment



M1 Motorway

### Key Details

- Directly adjacent to Junction 34 of M1 Motorway
- Three fully let terrace of Industrial/Warehousing units
- Comprises 1,835.02 sq m (19,752 sq ft)
- Asset Management Opportunities
- Forecourt Parking & Loading to Front with separate car parking opposite
- Nearby occupiers include Ancon Steel & Mears Group Plc

### Location

**Miles:** 1 miles south of Meadowhall Shopping Centre  
3.5 miles north-east of Sheffield City Centre  
32 miles south of Leeds

**Roads:** M1, A631, A6178

**Rail:** Meadowhall & Sheffield City

**Air:** Leeds/ Bradford & Sheffield Airports

### Situation

The major University City of Sheffield is England's fourth largest City in terms of population and is the principal commercial centre for South Yorkshire. The property is located 3.5 miles to the north east of the City Centre close to the M1 Motorway (Junction 34) and within 1 mile of Meadowhall Shopping Centre. The property benefits from excellent road communications being located by Junction 34 of the M1, on Greasbro Road, which in turn connects to the M1 motorway, via Shepcote Lane (A361). Meadowhall Railway Station is located one mile away. Occupiers nearby include Ancon Steel & Mears Group Plc.

### Description

The property comprises three adjoining light industrial/warehouse units, each with roller shutter doors & integral office accommodation. The property benefits from forecourt parking & loading to the front and an additional car parking area opposite.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Six Week Completion

### Energy Performance Certificate

See Legal Pack at [www.acuitus.co.uk](http://www.acuitus.co.uk)

## Tenancy and accommodation

| Unit         | Floor  | Use                  | Gross Internal Floor Areas (Approx) | Tenant  | Term                        | Rent p.a.x.    |
|--------------|--------|----------------------|-------------------------------------|---|-----------------------------|----------------|
| 3A           | Ground | Industrial/Warehouse | 630.53 sq m (6,787 sq ft)           | ASHBEN DESIGN & CONVERSIONS LIMITED t/a Ashben Campervan & Motorhome Conversion (1)                       | 6 years from 14/09/2020 (2) | £22,500        |
| 3B           | Ground | Industrial/Warehouse | 630.53 sq m (6,787 sq ft)           | ALLIANCE HEALTHCARE (DISTRUBTION) LIMITED (3)   | 5 years from 01/03/2018 (4) | £17,500        |
| 3C           | Ground | Industrial/Warehouse | 573.96 sq m (6,178 sq ft)           | ELITE MOTOR SOLUTIONS LIMITED with a guarantee from D. NORMAN & D. BEAUMONT t/a Elite Motor Solutions (5) | 6 years from 25/03/2020 (5) | £22,500        |
| <b>Total</b> |        |                      | <b>1,835.02 sq m (19,752 sq ft)</b> |   |                             | <b>£62,500</b> |

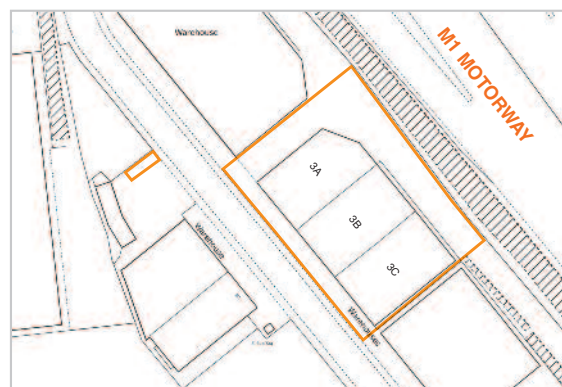
(1) Ashben Design & Conversions Limited specialise in converting pre-owned vans into campervans, motorhomes & race vans (Source : [www.ashbenconversions.co.uk](http://www.ashbenconversions.co.uk))

(2) The lease is subject to a tenant option to determine on 14th September 2023

(3) Alliance Healthcare Distribution are the leading wholesaler of healthcare products in the UK serving over 17,000 pharmacies, doctors, hospitals and health centres from their 12 Service Centres across the UK (Source : [www.alliance-healthcare.co.uk](http://www.alliance-healthcare.co.uk))

(4) The lease was subject to a tenant option to determine on 28th February 2021, but this option was not exercised by the tenant.

(5) Elite Motor Solutions are motor accident repair specialists ([www.elitemotorsolutions.co.uk](http://www.elitemotorsolutions.co.uk)). The lease is subject to a tenant option to determine on 25th March 2023



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