

White & Co

CHARTERED SURVEYORS



**FOR SALE**

**INDUSTRIAL PREMISES WITH GANTRY  
CRANAGE 1,755 SQ M (18,889 SQ FT)**

**EURO WORKS  
LIVERPOOL STREET  
SHEFFIELD  
S9 2PU**

[www.whiteandcosurveyors.com](http://www.whiteandcosurveyors.com)

## LOCATION

The property stands on Liverpool Street, Sheffield within the long established industrial and commercial area of Attercliffe and backs onto the River Don. Liverpool Street lies approximately 3.5 miles north east of Sheffield City Centre and has ready access to both Sheffield City Centre and the M1 and motorway network.

## DESCRIPTION

The property comprises an industrial workshop building, with the accommodation arranged in four main lateral bays, being of steel frame construction, having pitched roofs incorporating northern lights. There is a longitudinal warehouse to the right-hand side, being of steel portal frame construction and several of the bays incorporate gantry crange. The property abuts the public highway to the front with part of the highway having been closed off and which is leased from the City Council.

## ACCOMMODATION

The property has the following Gross Internal Floor Area:

	Sq M	(Sq Ft)	Height to Eaves
Workshop	360	(3,875)	7.4 m
Workshop	1,142	(12,229)	4.9 m
Offices/Lean-to	132	(1,420)	
Covered Yard	29	(312)	
Mezzanine	92	(990)	
<b>Total</b>	<b>1,755</b>	<b>(18,889)</b>	

## TENURE

The tenure of the property is freehold.

## RATEABLE VALUE

The 2017 rating assessment is:-  
 "Factory and premises" £22,250 per annum.

## VIEWING

By prior arrangement with the sole agent Jason White.  
**T: 0114 279 2806 E: [jason.white@whiteandcosurveyors.com](mailto:jason.white@whiteandcosurveyors.com)**



HM Land Registry  
 Current title plan  
 Title number SYK349882  
 Ordnance Survey map reference SK37895E  
 Scale 1:1250  
 Administrative area South Yorkshire : Sheffield



Subject to Contract.

Please Note: These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but neither White & Co Property Advisory Limited nor the Vendor accept responsibility for any error they contain however caused and they are not intended to constitute part of an offer or contract. All areas quoted are approximate. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a representation or statement of fact, therefore intending purchasers must satisfy themselves by inspection or otherwise to their correctness. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order, nor that the property complies with current planning or other legislation. Neither White & Co Property Advisory Limited, nor any of their employees has any authority to make or give any further representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Plans are not to scale.