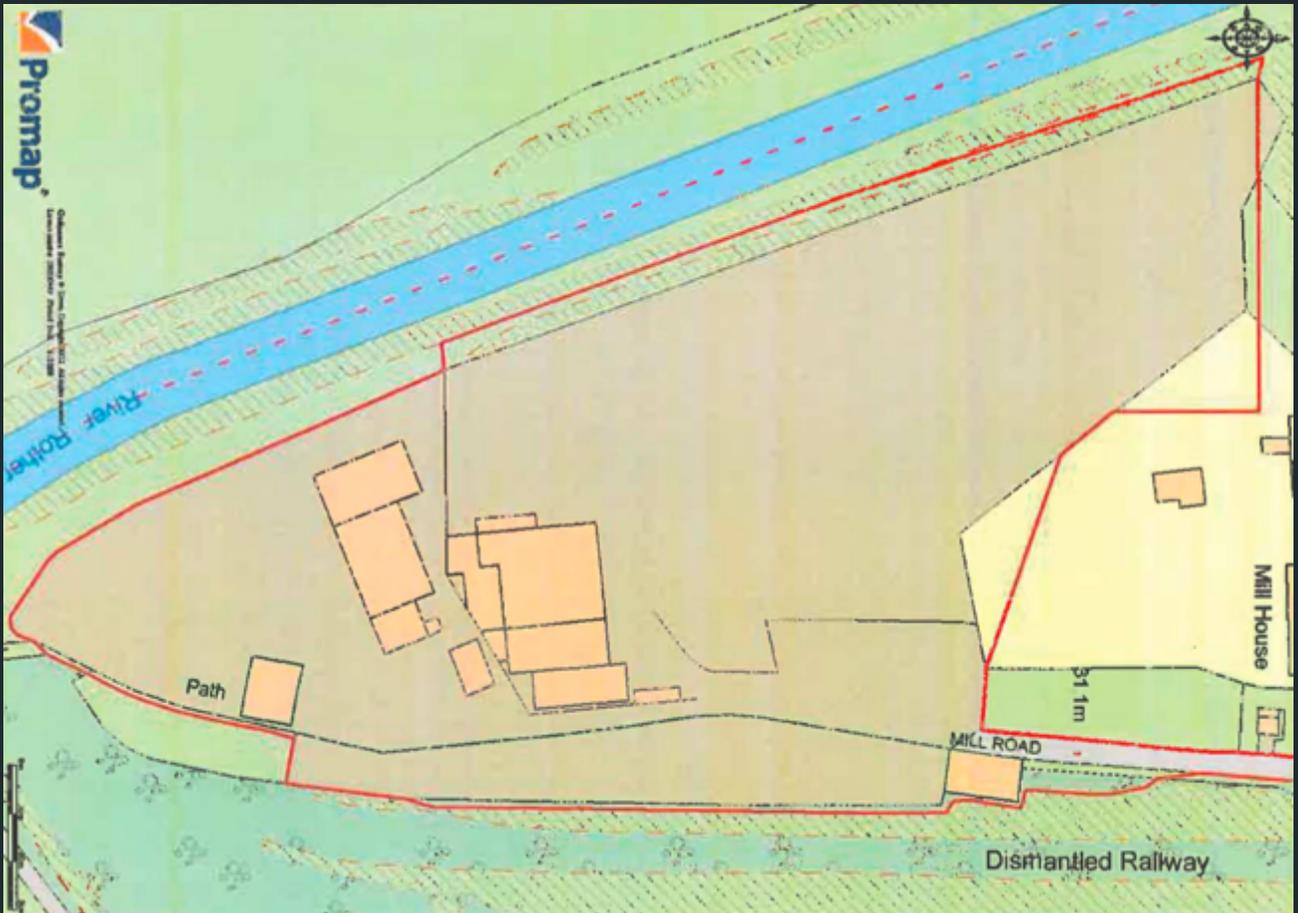


# TO LET/MAY SELL

# LM ONE.

HARD STANDING SECURE AND  
SECLUDED SITE



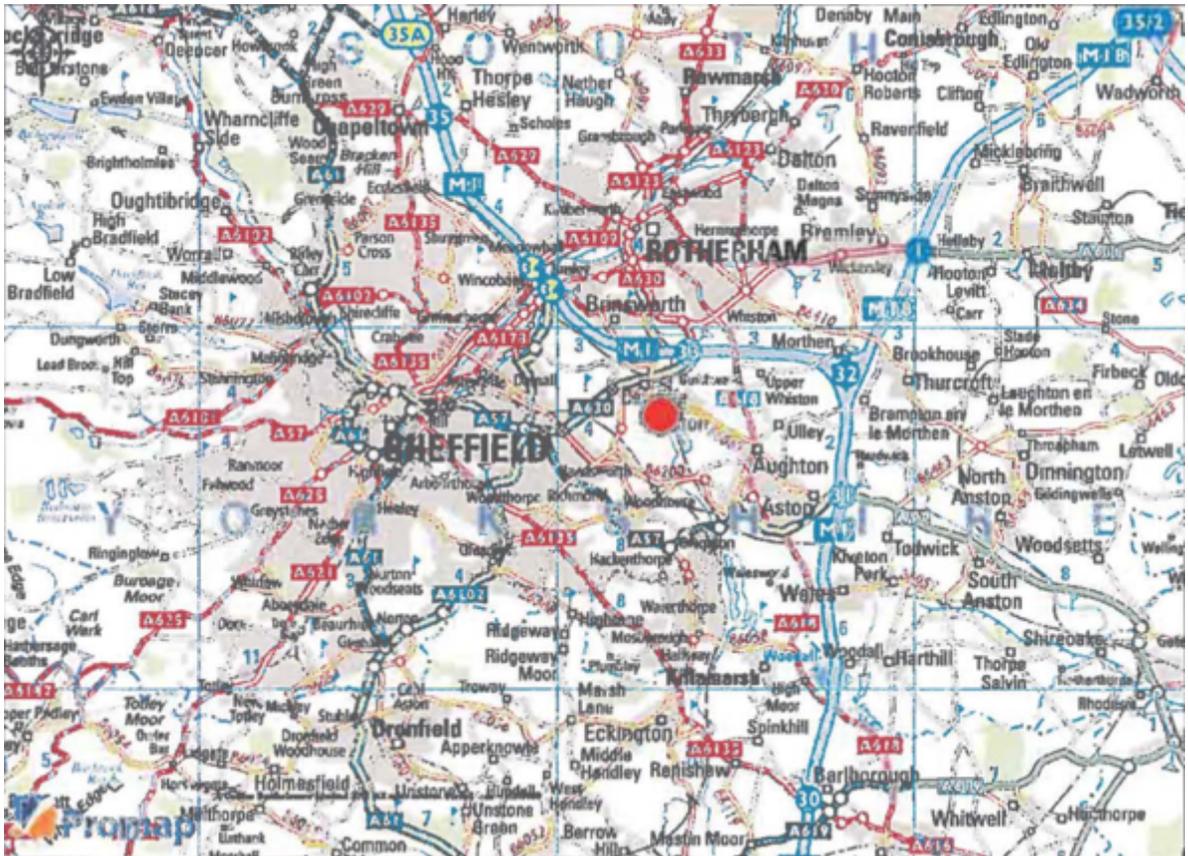
## **MILL ROAD, TREETON, SHEFFIELD, S60 5RH**

Size - 5.52 Acres (2.23 hectares)

Rent - £30,000 Per Acre

# CONSIDERATIONS

- Predominantly concrete surfaced with drainage interceptors
- Good access to major road networks
- Substantial size and secluded position
- Suitable for a wide range of uses
- Potential for long term residential development



## LOCATION

Treeton is a small, former mining village which is nowadays almost entirely residential in nature, together with a series of local shops and amenities.

The site is situated in the former mining village of Treeton, on the eastern fringe of Sheffield. Junction 33 of the M1 motorway is positioned circa 2 miles north.

Mill Road is situated East of the site which allows for the sole vehicular entrance/exit to the site. West of the site, running adjacently is the River Rother.

For more information, please contact Steven Jones on 07552 476571 or at [steven@lm1.agency](mailto:steven@lm1.agency) or Charlie O'Hara on 07595 261232 or at [charles@lm1.agency](mailto:charles@lm1.agency)

**LM** ONE

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## DESCRIPTION

The Treeton site covers 5.52 acres in total with 14,5015 sq ft of steel frame workshop/storage facilities. The site is of secure nature being completely fenced off. The site is an irregular shape . The northern half of the site is predominantly concrete surfaced. It accommodates most of the buildings on site, in addition to two drainage interceptors and a series of stackers for the storage of vehicles. The southern side of the site is unsurfaced.

The environment agency suggests it is an area of low risk for flooding, despite being located adjacent to the River Rother.



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## **VAT**

Prices and rental are exclusive of VAT if chargeable.

## **TERMS**

Rent – £30,000 per acre

## **LEGAL COSTS**

Each party is to be responsible for their own legal costs incurred in the transaction.

## **BUSINESS RATES**

£87,500 – Land used for storage and premises

## **EPC**

Available on application

## **VIEWING**

By prior arrangement with the agents:

Tel / 07552 476571

Email / [steven@lm1.agency](mailto:steven@lm1.agency)

Tel / 07595 261232

Email / [Charles@lm1.agency](mailto:Charles@lm1.agency)

November 2020

**SUBJECT TO CONTRACT**

For more information, please contact Steven Jones on 07552 476571 or at [steven@lm1.agency](mailto:steven@lm1.agency) or Charlie O'Hara on 07595 261232 or at [charles@lm1.agency](mailto:charles@lm1.agency)

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